



Abutters List Report

Town of Harvard, MA

Date: April 3, 2023

Parcel Number: 021-008-000

Property Address: 200 Still River Rd

Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: Carol Dearborn

Date: 4/3/23

Carol Dearborn
Assistant Assessor
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR

13 Ayer Road, Harvard, Massachusetts 01451-1458

www.harvard-ma.gov



200 STILL RIVER RD

Town of Harvard, MA

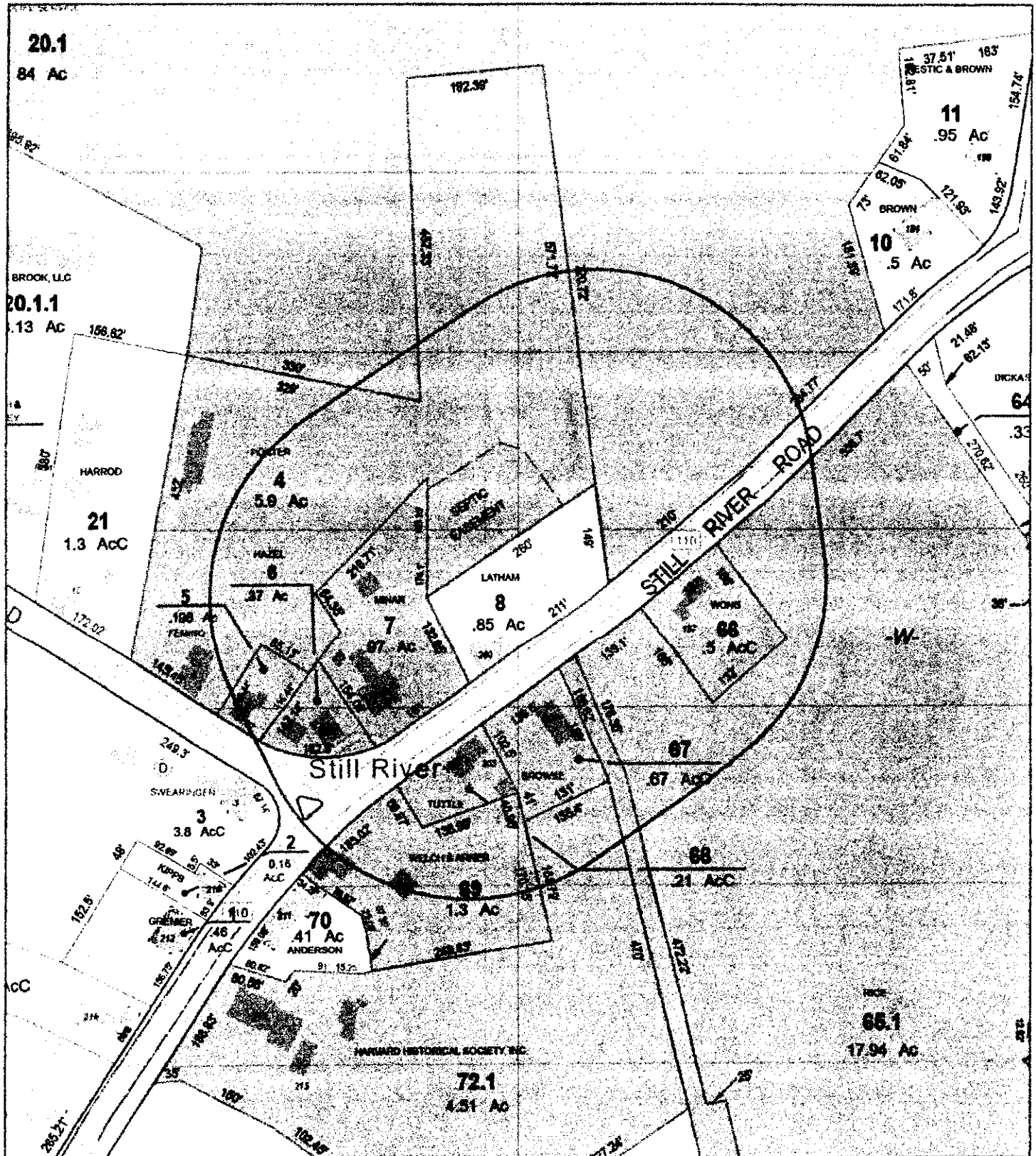
1 inch = 188 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

April 3, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Harvard, MA
April 03, 2023

Subject Property:

Parcel Number: 021-008-000-000
CAMA Number: 021-008-000-000
Property Address: 200 STILL RIVER RD

Mailing Address: LATHAM, ALEXANDER M & LOUISA C
200 STILL RIVER ROAD
HARVARD, MA 01451

Abutters:

Parcel Number: 020-020-001-000
CAMA Number: 020-020-001-000
Property Address: DEPOT RD-STILL RIVER

Mailing Address: US FISH AND WILDLIFE SERVICE
73 WEIR HILL RD
SUDBURY, MA 01776

Parcel Number: 021-004-000-000
CAMA Number: 021-004-000-000
Property Address: 6 DEPOT RD-STILL RIVER

Mailing Address: THE SARAH R PORTER 2006
REVOCABLE TRUST
PO BOX 206
STILL RIVER, MA 01467

Parcel Number: 021-005-000-000
CAMA Number: 021-005-000-000
Property Address: 4 DEPOT RD-STILL RIVER

Mailing Address: FEMINO, SANDRA MARIE
PO BOX 7
STILL RIVER, MA 01467

Parcel Number: 021-006-000-000
CAMA Number: 021-006-000-000
Property Address: 206 STILL RIVER RD

Mailing Address: HAZEL, NANCY J & WILLIAM T
150 AYER RD
HARVARD, MA 01451

Parcel Number: 021-007-000-000
CAMA Number: 021-007-000-000
Property Address: 204 STILL RIVER RD

Mailing Address: MINAR, RUDOLF J & KARA MCGUIRE
MINAR
PO BOX 204
STILL RIVER, MA 01467

Parcel Number: 021-065-001-000
CAMA Number: 021-065-001-000
Property Address: 199 STILL RIVER RD

Mailing Address: METCALF, THOMAS III
PO BOX 796
HARVARD, MA 01451

Parcel Number: 021-065-002-000
CAMA Number: 021-065-002-000
Property Address: 0 STILL RIVER RD

Mailing Address: THEODORE W MAXANT TRUSTEE OF
THE
PO BOX 11 53 WILLARD LANE
STILL RIVER, MA 01467

Parcel Number: 021-066-000-000
CAMA Number: 021-066-000-000
Property Address: 197 STILL RIVER RD

Mailing Address: D'ARCONTE, ADRIENNE A.
202 ARMINGTON ST
CRANSTON, RI 02905

Parcel Number: 021-067-000-000
CAMA Number: 021-067-000-000
Property Address: 201 STILL RIVER RD

Mailing Address: NICHOLAS BROWSE & CARYL GRAHAM
BROWSE
PO BOX 187
STILL RIVER, MA 01467

Parcel Number: 021-068-000-000
CAMA Number: 021-068-000-000
Property Address: 203 STILL RIVER RD

Mailing Address: TUTTLE, LEIGH D & SHARLENE F
PO BOX 156
STILL RIVER, MA 01467



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4/3/2023

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300 feet Abutters List Report

Harvard, MA
April 03, 2023

Parcel Number: 021-069-000-000
CAMA Number: 021-069-000-000
Property Address: 207 STILL RIVER RD

Mailing Address: WELSH, ERIC S & ARNER, JENNIFER M
P.O. BOX 118 STILL RIVER
HARVARD, MA 01467

Parcel Number: 021-072-001-000
CAMA Number: 021-072-001-000
Property Address: 213 STILL RIVER RD

Mailing Address: HARVARD HISTORICAL SOCIETY INC
PO BOX 542
HARVARD, MA 01451



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4/3/2023

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SUDBURY, MA 01776

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STILL RIVER, MA 01467

THEODORE W MAXANT TRUSTEE
PO BOX 11
53 WILLARD LANE
STILL RIVER, MA 01467

TUTTLE, LEIGH D & SHARLEN
PO BOX 156
STILL RIVER, MA 01467

**TOWN OF HARVARD ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: Alexander and Louisa Latham
Mailing Address: 200 Still River Rd., Harvard, MA 01451
Telephone Number: 978 994 4914 Email Address: alexander.latham@gmail.com
Applicant is (check one): ☒ Owner ☐ Tenant ☐ Licensee ☐ Prospective Buyer
Location of Property: 200 Still River Rd. Assessors Map 21 Parcel: 8
Registry of Deeds: Book Number 50573 Page Number 144 Certificate Number _____
Owner's Name: Same Tel. No.: Same
(If different than Applicant)
Owner's Address: Same
Representative: Nancy Dickinson Dickinson Architects Tel. No.: 978 341 8267

Application (which includes required plans and abutters list) is for:

- ☐ Variance (16 copies)
☒ Special Permit (16 copies)
☐ Modification/Extension (16 copies)
☐ Failure to Enforce Administrative Appeal (16 copies)
☐ Other Administrative Appeals (16 copies)
☐ Comprehensive Permit (20 copies)

Fee: \$150.00 + \$6.00/ abutter
Fee: \$200.00 + \$6.00/abutter
Fee: \$100.00 + \$6.00/abutter
Fee: \$130.00
Fee: \$175.00
Fee: 500.00/unit

Specific Bylaw section (s) being applied for: 135-25, 125-3B(2) b

Nature of Application and Justification of Request: Requesting to add onto a pre existing non conforming one family dwelling. we will not be increasing the existing non-conformity and the addition will not be substantially more detrimental to the neighborhood. See attachment for more detail.
The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

[Signature]
Property Owner's Signature (REQUIRED)

4/4/23
Date

[Signature]
Property Owner's Signature (REQUIRED)

4/4/2023
Date

[Signature]
Applicant's Signature (If different from owner)

04/03/23
Date



P.O. Box 704, 91 Main Street, Concord, MA 01742
978-341-8267, DickinsonArc.Com

April 4, 2023

Zoning Board of Appeals
Town Hall, 13 Ayer Road
Harvard, MA 01451

Special Permit Application For:
Additions to Latham Residence
200 Still River Road, Harvard, MA 01451

135-10: WRITTEN STATEMENT:

Louisa and Alexander Latham reside at 200 Still River Road in Harvard, MA. They are proposing adding a mudroom, front porch, unheated garage and workshop, with storage above on the east side of their house, a bedroom over the existing 3 season sunroom, and extending their existing deck. Their house was built around 1800, before the zoning by-law was enacted. It became non-conforming with the creation of the zoning by-law. This house is pre-existing non-conforming because it sits entirely beyond the current required front setback. An existing 4 bedroom mounded septic system sits behind the house. The garage addition will be located further away from the existing front property line than the existing house. The addition will not be substantially more detrimental than the existing house because we will not be closer to the front property line than the existing house. The gross SF will increase from 3,680 sf to 4,621 sf, resulting in a 25% increase. Of the nearby houses, 2 have more gross square footage (8,835 and 5,546 sf), one has similar gross square footage, and three house have less gross sf (2,585, 2,416 and 2447). Therefore, the proposed amount of square footage will fit in with the scale of the neighborhood. Cedar shingles, instead of clapboards and awning windows will make the garage resemble a barn, which will help it look like it belongs with an historic house.

The new driveway will be safer for traffic because the owners will not have to back up onto Still River road (as they do now). The use of the property will remain as single family. The number of bedrooms will remain as 4. There will be no new vibrations or noises due to change of use or increase in occupancy. If the project is to go forward, construction will only take place during weekdays, between 7:00 am and 4:00 pm, for a finite period. The new asphalt driveway will have a 2' gravel shoulder which will help keep rainwater on site. In conclusion, we do not believe that the proposed addition will be more detrimental to the neighborhood than the existing non-conforming house because we are not getting closer to the existing front property line, and the size, scale, massing and style of the addition will be in harmony nearby properties. Also, no new noises, uses or traffic will interfere with the peace of the neighborhood. This addition does not qualify to be de minimus because we are requesting to add more than 15% to the footprint.

Respectfully,


Nancy Dickinson, AIA
Enclosures

Property Location 200 STILL RIVER RD
 Vision ID 1315

Account # 125021000080000

Map ID 21/8/11

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1010
 Print Date 12/21/2022 2:57:15 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				125 HARVARD, MA VISION							
LATHAM, ALEXANDER M & LOUISA C 200 STILL RIVER ROAD HARVARD MA 01451		1 Level	5 Well	3 Med Traffic	3 Rural	Description	Code	Appraised	Assessed								
			6 Septic	6 Paved		RESIDNTL	1010	403,000	403,000								
				T Two Way		RES LAND	1010	217,500	217,500								
						RES OB	1010	1,500	1,500								
SUPPLEMENTAL DATA Alt Prcl ID 1250210000800000 House Col YELLOW Field Chec GIS ID M_190445_915814 Assoc Pid#																	
						Total		622,000	622,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LATHAM, ALEXANDER M & LOUISA C		50573	0144	03-12-2013	Q	I	445,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DANGELO, JAMES P & KIMBERLY A		46191	0061	08-20-2010	Q	I	440,000	00	2022	1010	358,800	2021	1010	291,500	2020	1010	247,900
CORDEIRO, CHARLES B JR & BONNIE		26256	0140	03-28-2002	Q	I	360,000	00		1010	202,500		1010	202,500		1010	202,500
NOGLER, ESTATE OF, BARD, THOMAS B &		20308	0044	08-17-1998	U	I	100,000	1A		1010	1,200		1010	1,200		1010	1,200
NOGLER, ALFRED L, SR		16696	0396	11-10-1994	U	I	1	1A	Total		562,500	Total		495,200	Total		451,600
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00								APPRAISED VALUE SUMMARY						
								Appraised Bldg. Value (Card)					403,000				
								Appraised Xf (B) Value (Bldg)					0				
								Appraised Ob (B) Value (Bldg)					1,500				
								Appraised Land Value (Bldg)					217,500				
								Special Land Value					0				
								Total Appraised Parcel Value					622,000				
								Valuation Method					C				
								Total Appraised Parcel Value					622,000				
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
08-099	07-07-2008	RS	Residential	800		100	12-08-2008	CONST CHIMNEY ENCLOSU	12-06-2016	DH	X		C	Cyclical Insp			
									05-17-2011	LC	C	O	A	Appeal			
									08-28-2008	AM	C	O	C	Cyclical Insp			
									01-05-1996	CLT	R	M	A	Appeal			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1010	Single Fam	AR	Primary	0.850	AC	225,000.00	1.13725	P	1.00	30	1.000		1.0000		217,500	
Total Card Land Units					0.85	AC	Parcel Total Land Area					0.85	Total Land Value			217,500	

As of January 1, 2022

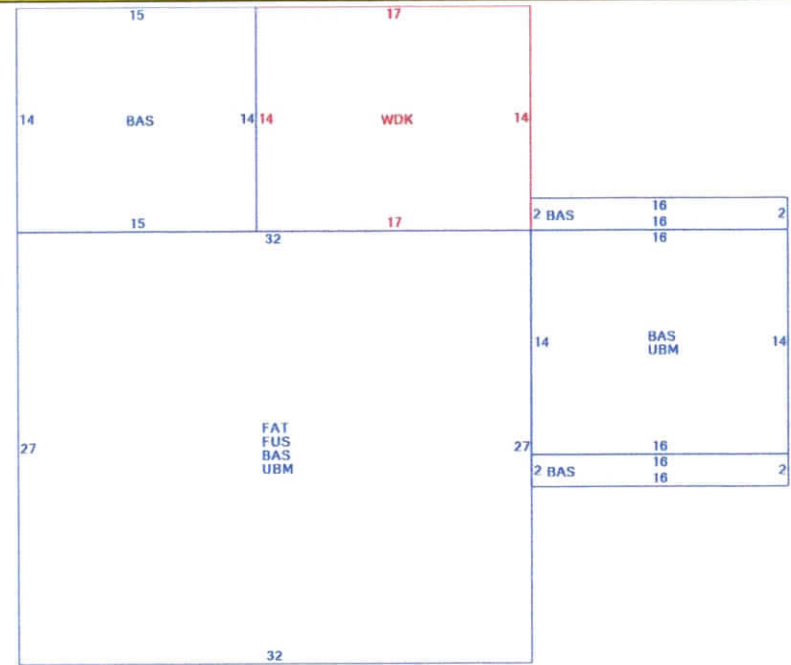
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Antique			
Model	01	Residential			
Grade:	05	Good			
Stories:	2.5	2.5 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	7				
Bath Style:	02	Modern			
Kitchen Style:	02	Modern			
# of Kitchens	1				
Fireplaces	0				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	120	15.00	2000		81		0.00	1,500

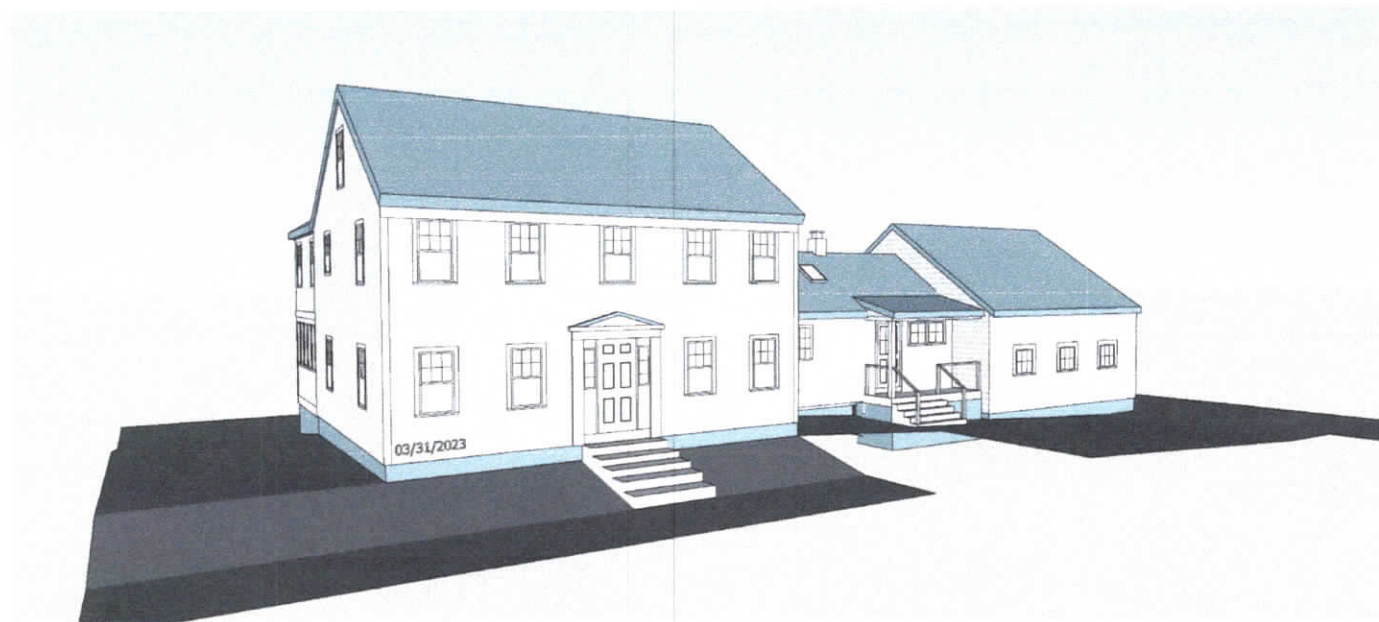
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,362	1,362	1,362	203.21	276,775
FAT	Attic, Finished	259	864	259	60.92	52,632
FUS	Upper Story, Finished	864	864	864	203.21	175,576
UBM	Basement, Unfinished	0	1,088	218	40.72	44,300
WDK	Deck, Wood	0	238	36	30.74	7,316
Ttl Gross Liv / Lease Area		2,485	4,416	2,739		556,599





BACK

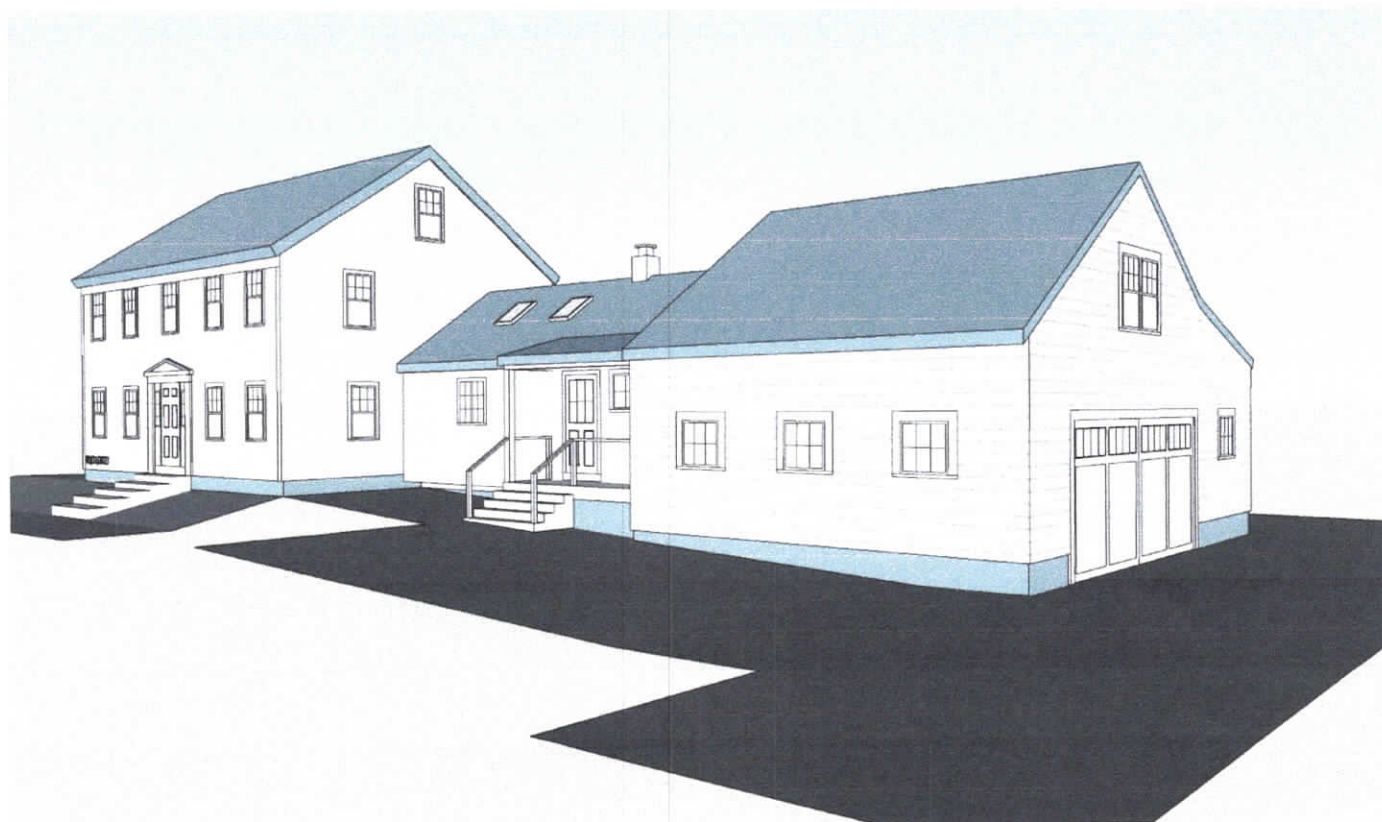


FRONT

200 STILL RIVER RD.



BACK



FRONT

200 STILL RIVER RD



EXISTING BACK

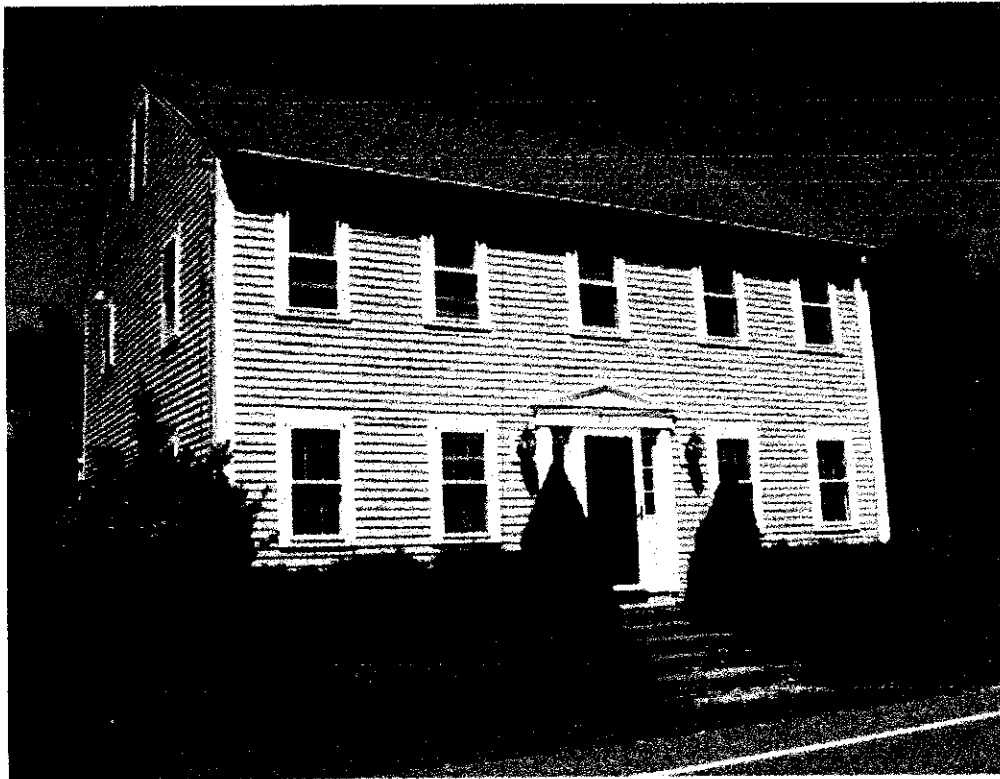


EXISTING FRONT

200 STILL RIVER RD.

Joseph G. Harwood House (1800)

by Dan / February 4, 2014 / Federal, Harvard, Houses



In the late eighteenth-century, a farming community developed along Still River Road in Harvard. The house at 200 Still River Road was built around 1800 by Joseph G. Harwood, who had obtained a license to sell alcohol. Around 1850 the house was acquired by William F. Bateman, who was postmaster of Still River (also a librarian). His widow, Louisa H. Bateman, took over his postmaster duties after his death in 1877. In the 1890s, the house was acquired by Amos H. Keyes and in 1907 by Arthur Hunter, an engineer with the Boston & Albany railroad. It was then owned by F. S. Savage, Sr., author of *Memoirs of Old Harvard Days* (1924). Savage also sold real estate. For many years it was a double house with a long garage addition on the northeast side. It has since been converted to a single-family home, with a new front entry molding and the old addition shortened.

DESIGN DATA

1. Hydraulic Loading

4 Bedrooms at 110 gallons per day per bedroom = 440 G.P.D.

2. Septic Tank Size

Average daily flow = 440 x 200% = 880 gallons (minimum)
Septic tank provided = 1500 Gallons

3. Design percolation rate = 2.0 M.P.I. (Soil Class)

Effluent Loading Rate = 0.55 gallons/S.F.

4. Leaching Area

Primary Leaching Area

Total area provided = 832 s.f. x 0.53 gal./S.F. = 440.4 gal.

Minimum size leaching area allowed under the Town of HARVARD

Board of Health requirement is N/A square feet.

Reserve Leaching Area

Design percolation rate = _____ M.P.I. (Soil Class)

Effluent loading rate = _____ gallons / S.F.

Total area provided = _____ S.F. x _____ gal./S.F. = _____ gal.

Invert of beginning leaching line = _____

Invert at end of leaching line = _____

Elevation of S.A.S. Bottom = _____

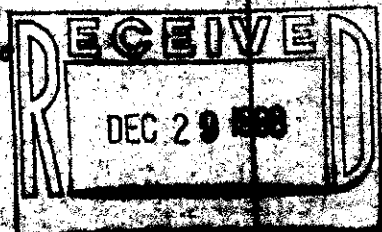
_____ W _____ Denotes water service

_____ P _____ Denotes approximate property line

_____ O.W. _____ Denotes overhead wires

_____ D _____ Denotes storm drain pipe

_____ ■ _____ Denotes catch basin



AS-BUILT PLAN regulated structure



NO.	DATE	DESCRIPTION	BY
1	9/5/88	AS-BUILT DATA	MDM
		EXAMINED TO ACTUAL FIELD DATA	GGW
		DESIGN BY: GGW	
		DRAWN BY: GGW	
		CHECKED BY: GGW	

AS-BUILT SEWAGE DISPOSAL SYSTEM

200 STILL RIVER ROAD

HARVARD, MA

PREPARED FOR: TOM BARD

TEL. (617) 305-7225

SCALE: 1" = 20' 1/2" ROADWAY 1/4" = 10'

DATE: 6/5/92

DUCHARME & WHEELER, INC.

1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740

COPYRIGHT DUCHARME & WHEELER, INC. 1990

SHEET OF

J.N. 2007

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

N/F
Porter

Certified Plot Plan

200 Still River Road Harvard, Mass.

STREET

TOWN

EXISTING SEPTIC SYSTEM AND GRADING EASEMENT
(PL.BK.774-51) 273.71'

SURVEYOR

200 Still River Road

BK.50573-144

35,028± SQ. FT.

NOTE: FOR DIMENSIONS OF THE PROPOSED
ADDITIONS SEE PLAN BY DICKINSON
ARCHITECTS, LLC DATED MARCH, 2023.

I certify that the existing house and proposed additions are
located on the lot as shown.
I further certify that the existing house and proposed
additions are located within Flood Zone "X" (unshaded) per
Flood Insurance Rate Map (FIRM) for the Town of Harvard,
Community Panel No.250308 0476 E dated July 4, 2011.

N/F
Minar

N/F
US Fish &
Wildlife Service

Zoning Classification: Agriculture-
Residential
Scale: 1"=20'

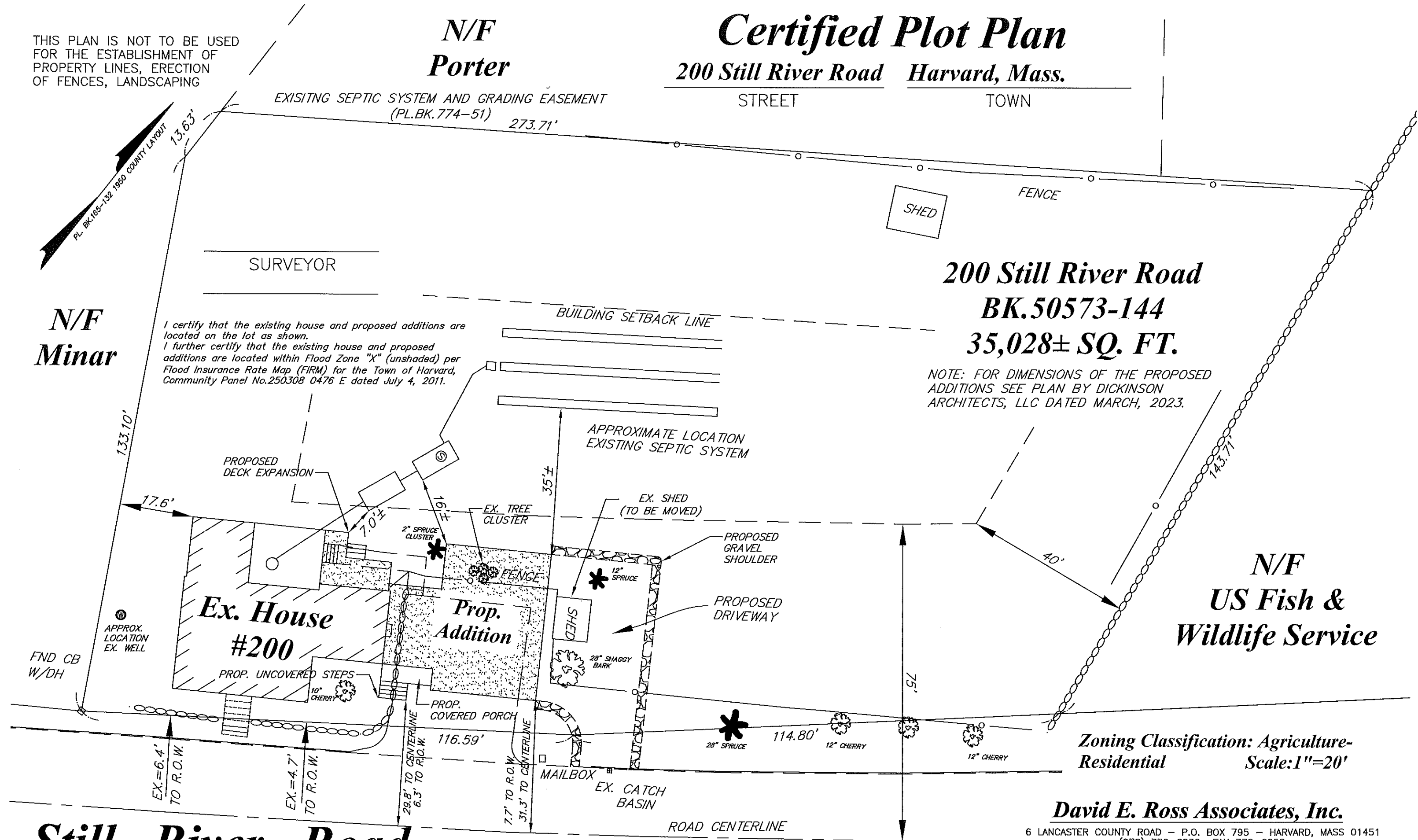
David E. Ross Associates, Inc.

6 LANCASTER COUNTY ROAD - P.O. BOX 795 - HARVARD, MASS 01451
(978) 772-6232 FAX 772-6258

Still River Road

REFERENCES: Job #34260, NB843-3

PLAN NO. S-15248

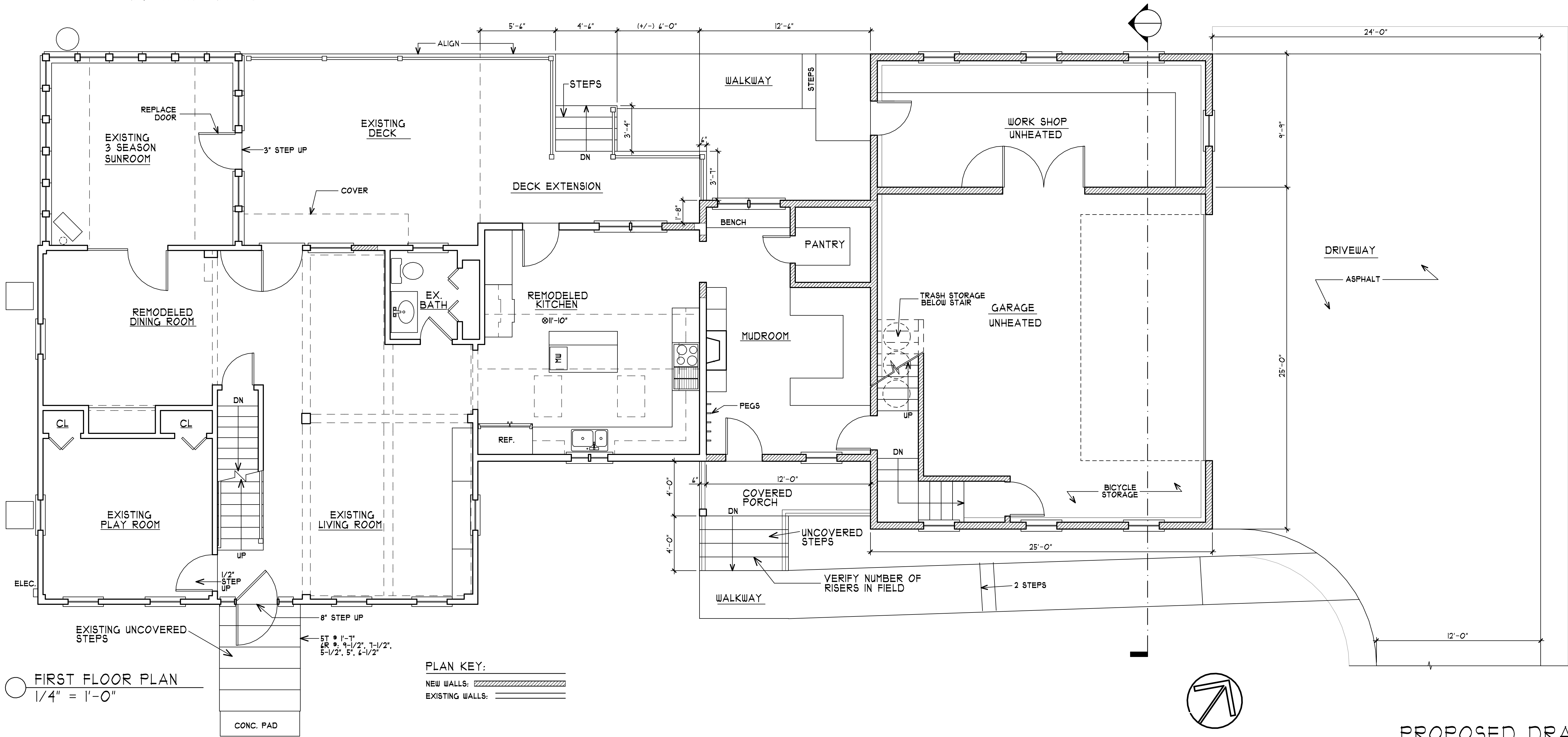


SEPTIC ROOM COUNT		
	EXISTING	PROPOSED
FIRST FLOOR	4 ROOMS: KITCHEN LIVING DINING PLAYROOM	5 ROOMS: KITCHEN LIVING DINING PLAYROOM MUDROOM
SECOND FLOOR	3 BEDROOMS	3 BEDROOMS
ATTIC	1 GUEST RM	1 GUEST RM
TOTAL NUMBER OF ROOMS	8 ROOMS, 4 BEDROOMS	9 ROOMS, 4 BEDROOMS
EXISTING SEPTIC SIZED FOR 4 BEDROOMS, 9 ROOMS	COMPLIANT	COMPLIANT

TABLE OF AREAS			
	EXISTING	PROPOSED	% INCREASE
GROSS SF.	3,680 SF	4,621 SF	25%
BUILDING FOOTPRINT	1,659 SF	2,954 SF	78%
WALKS AND DRIVEWAY	1,206 SF	1,304 SF	8%
IMPERVIOUS: FOOTPRINT WALKS AND DRIVEWAY	2,865 SF	4,258 SF	49%

- NOTES:
1. GROSS INCLUDES INTERIOR GARAGE PARKING AND COVERED PORCHES. IT DOES NOT INCLUDE DECKS AND UNCOVERED STEPS.
 2. BUILDING FOOTPRINT INCLUDES DECK, DECK EXPANSION AND UNCOVERED STEPS.

NOTE: 3 SEASON SUN ROOM, WORKSHOP, GARAGE, STORAGE ABOVE GARAGE, UNFINISHED BASEMENT AND PROPOSED CRAWL SPACE ARE NOT INCLUDED IN SEPTIC ROOM COUNT BECAUSE THEY ARE NOT HEATED

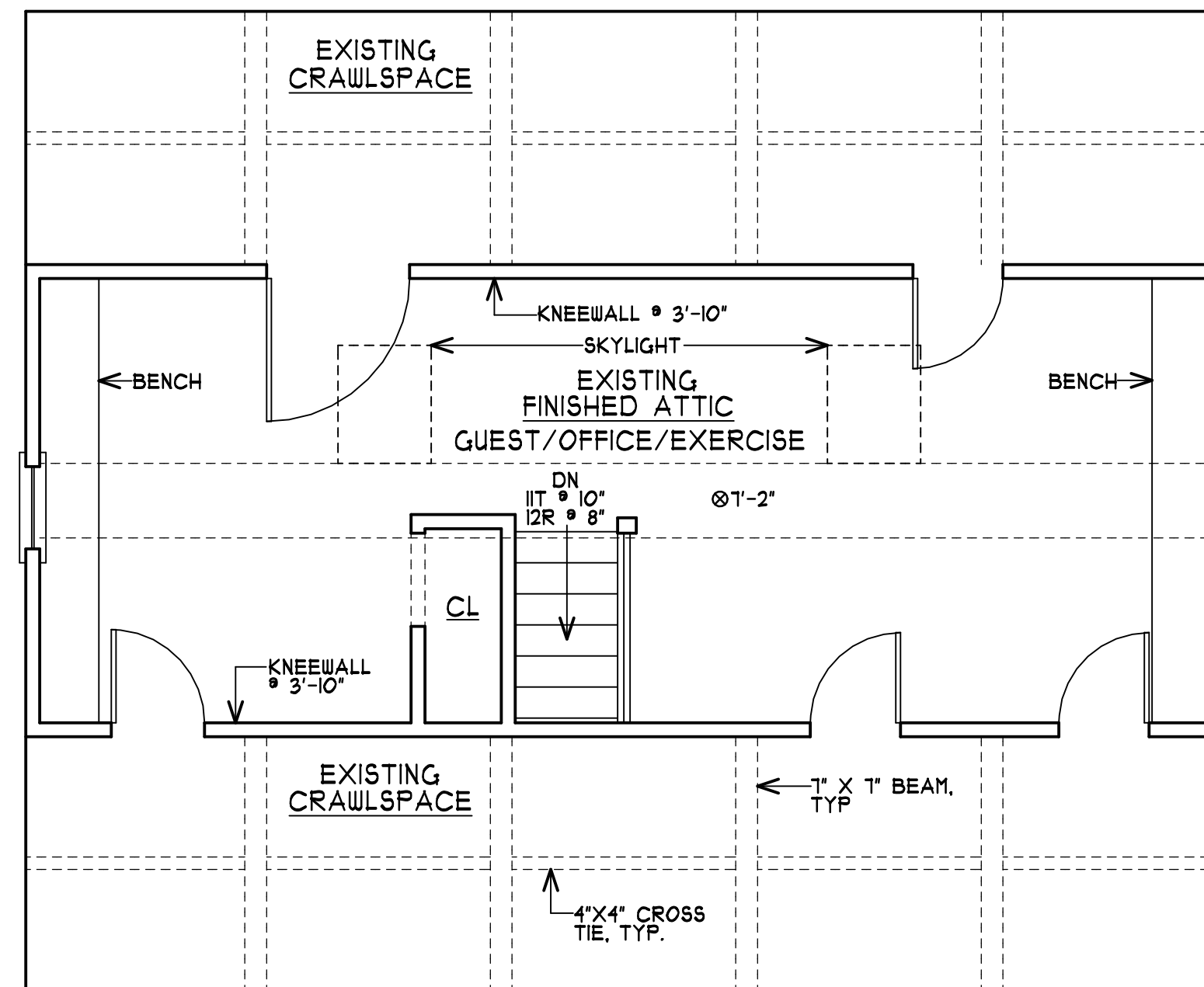


DICKINSON
ARCHITECTS, LLC
P.O. BOX 704
91 MAIN STREET
CONCORD, MA 01742
(978) 341-6267

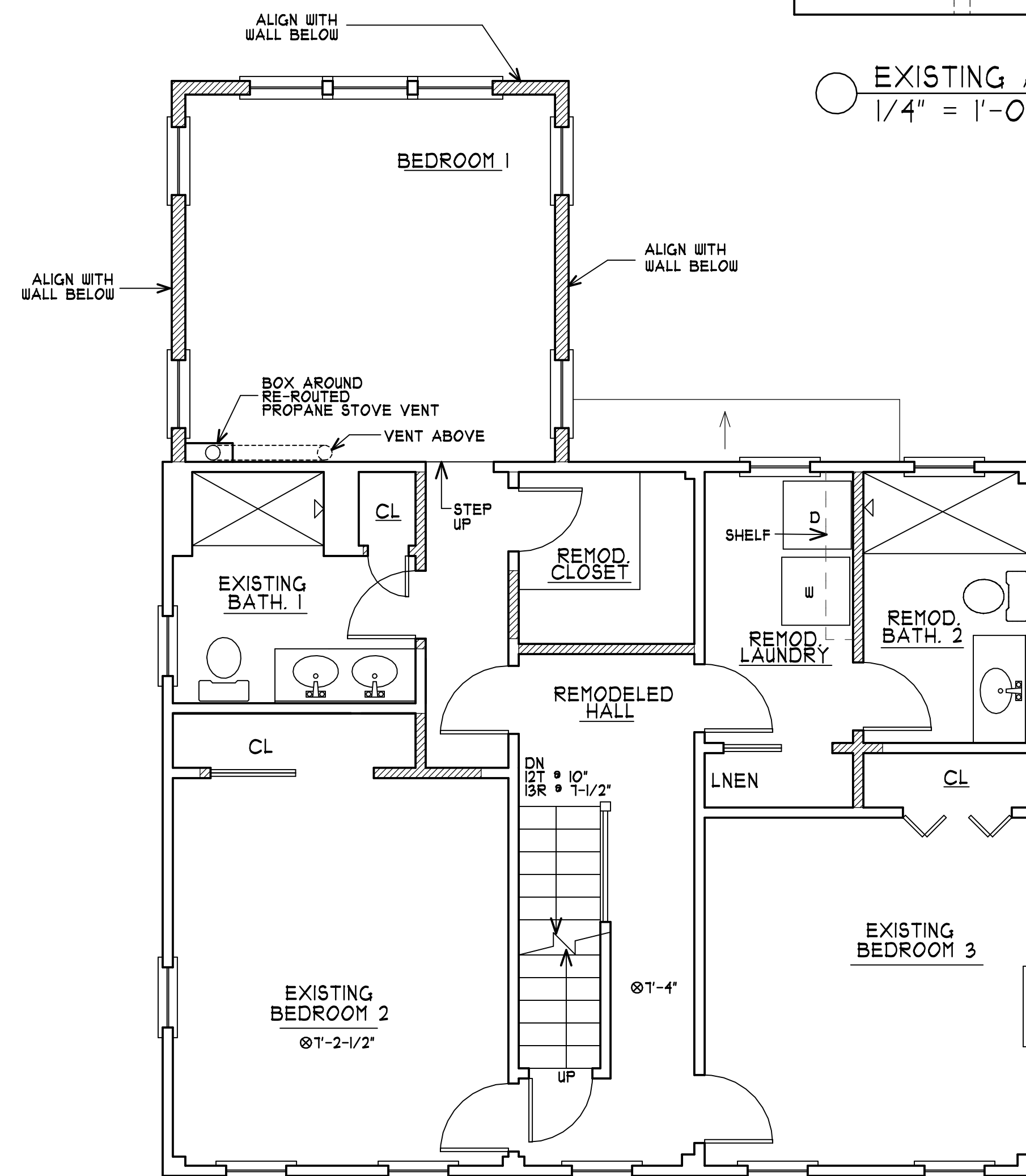
LATHAM RESIDENCE
200 STILL RIVER RD.
HARVARD, MASSACHUSETTS

scale: AS NOTED
date: 03/31/2023
drawn by: E.C.
checked by: N.D.

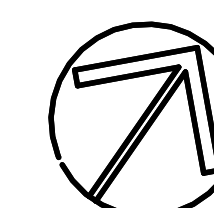
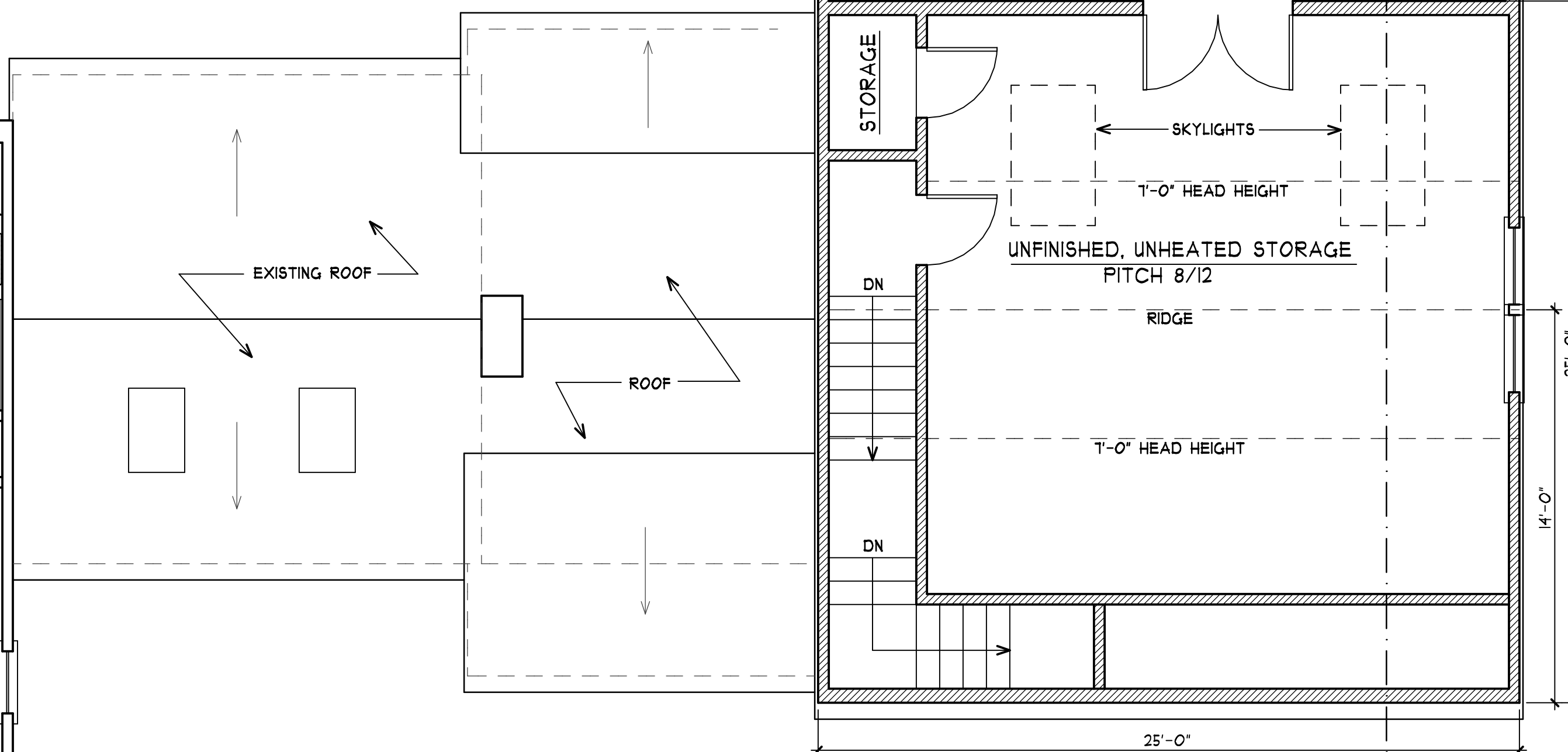
PROPOSED DRAWINGS



EXISTING ATTIC PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

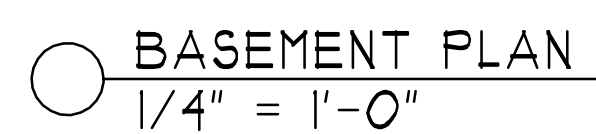
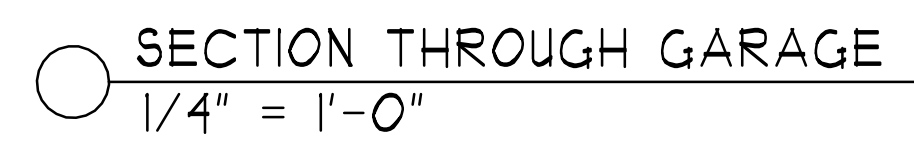


PROPOSED DRAWINGS

DICKINSON
ARCHITECTS, LLC
P.O. BOX 704
91 MAIN STREET
CONCORD, MA 01742
(978) 341-6267

LATHAM RESIDENCE
200 STILL RIVER RD.
HARVARD, MASSACHUSETTS

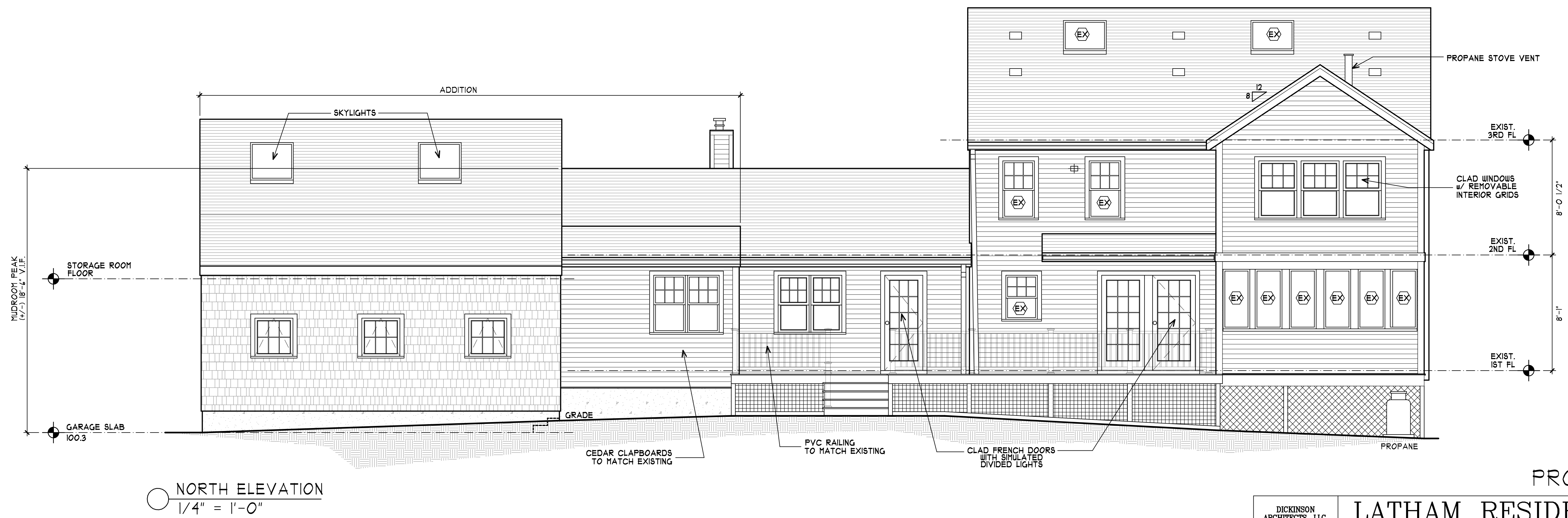
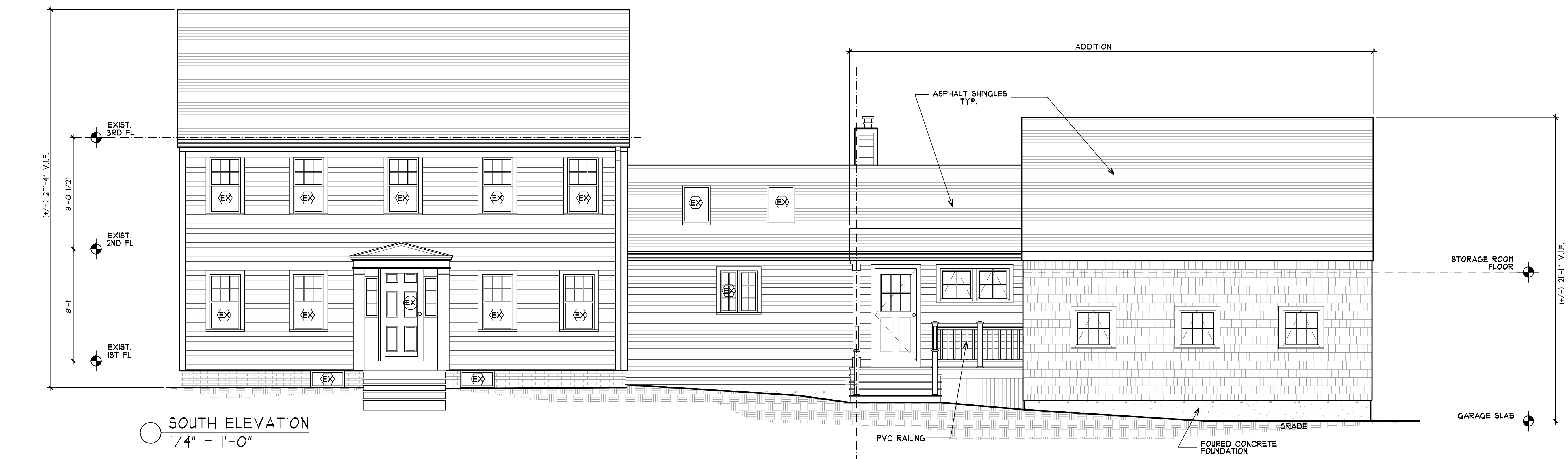
scale:	AS NOTED
date:	03/31/2023
drawn by:	E.C.
checked by:	N.D.



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CONCORD, MA 01742
(978) 341-8267

LATHAM RESIDENCE
200 STILL RIVER RD.
HARVARD, MASSACHUSETTS

scale: AS NOTED
date: 03/31/2023
drawn by: E.C.
checked by: N.D

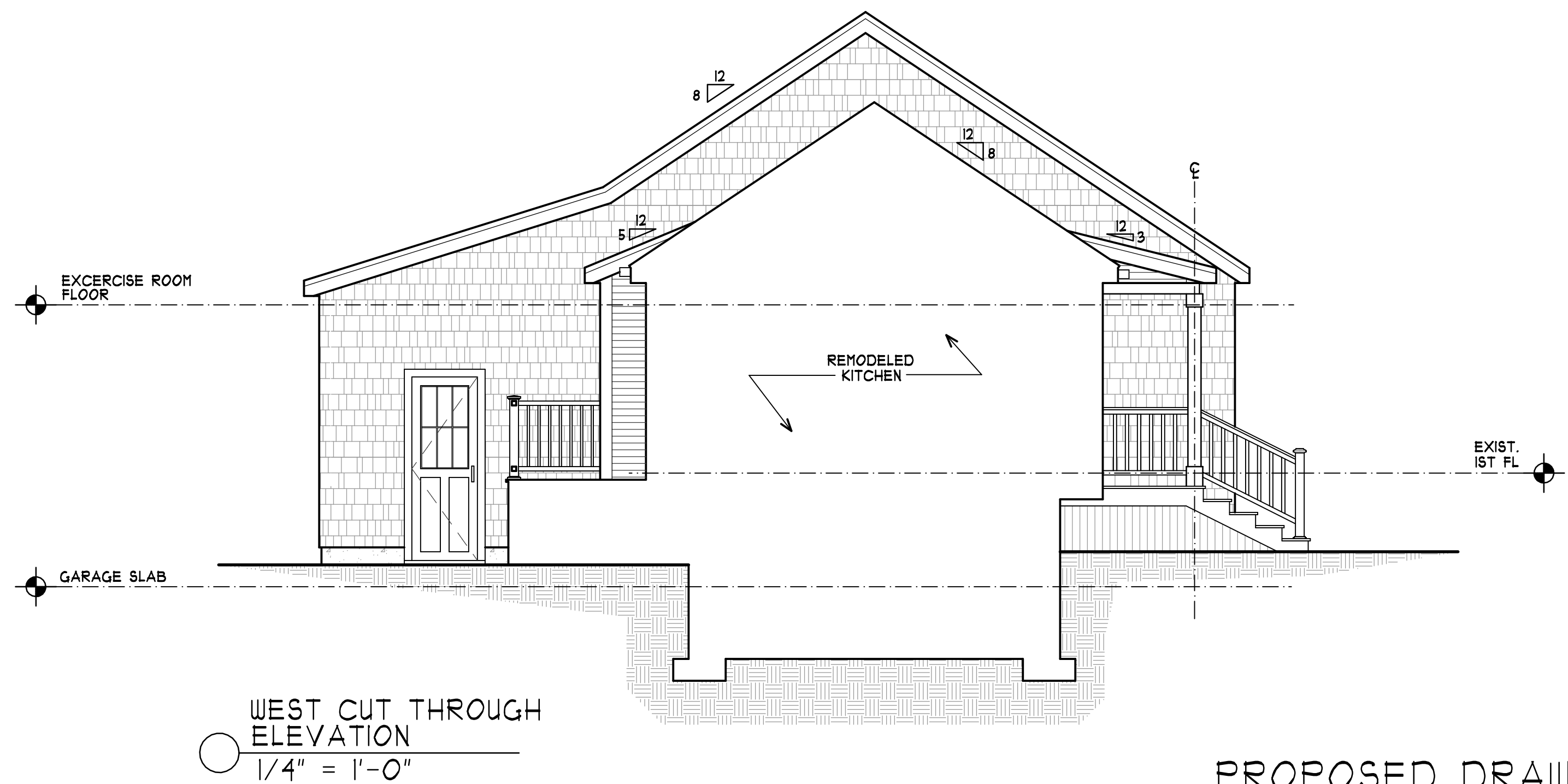
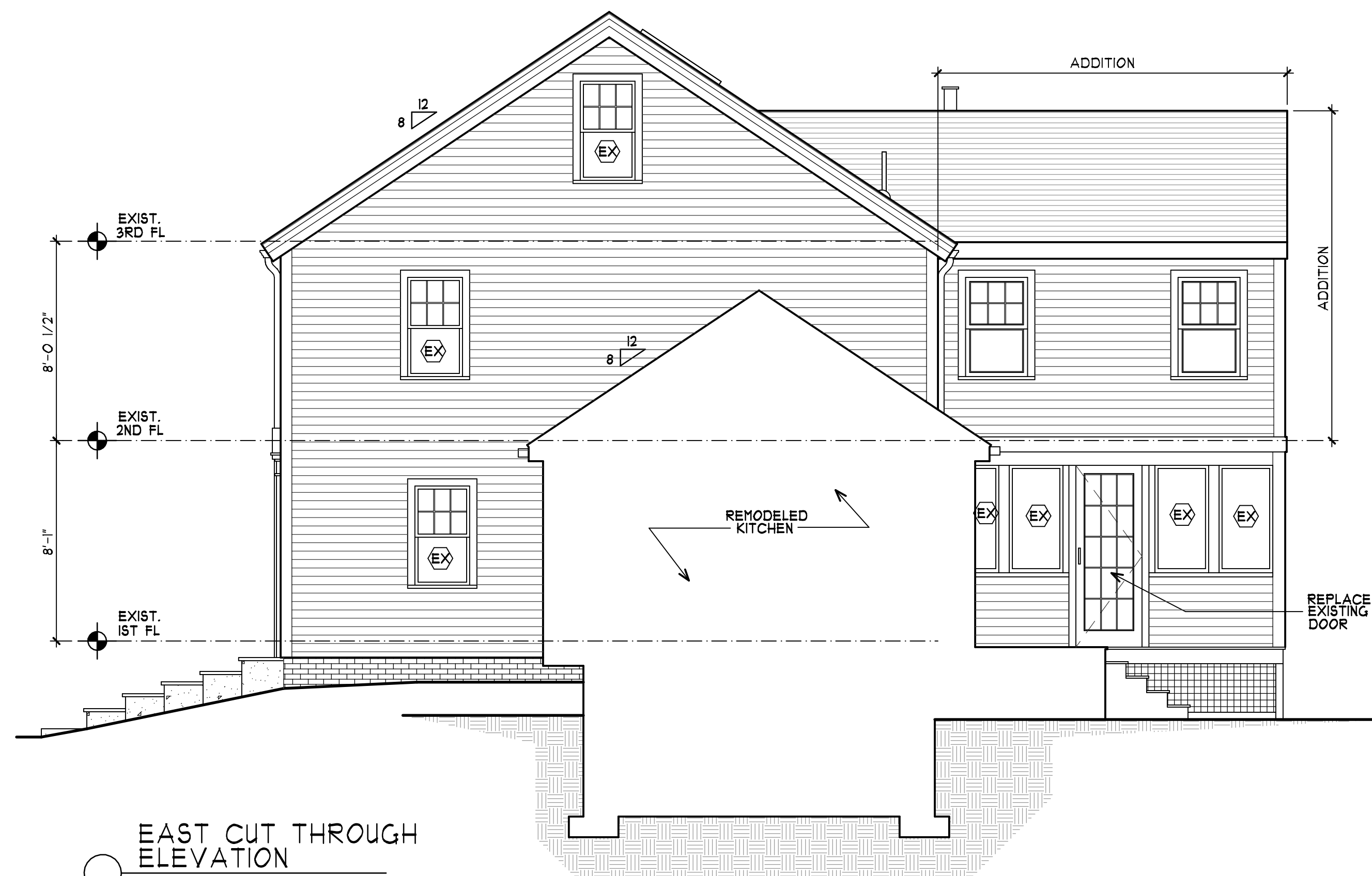
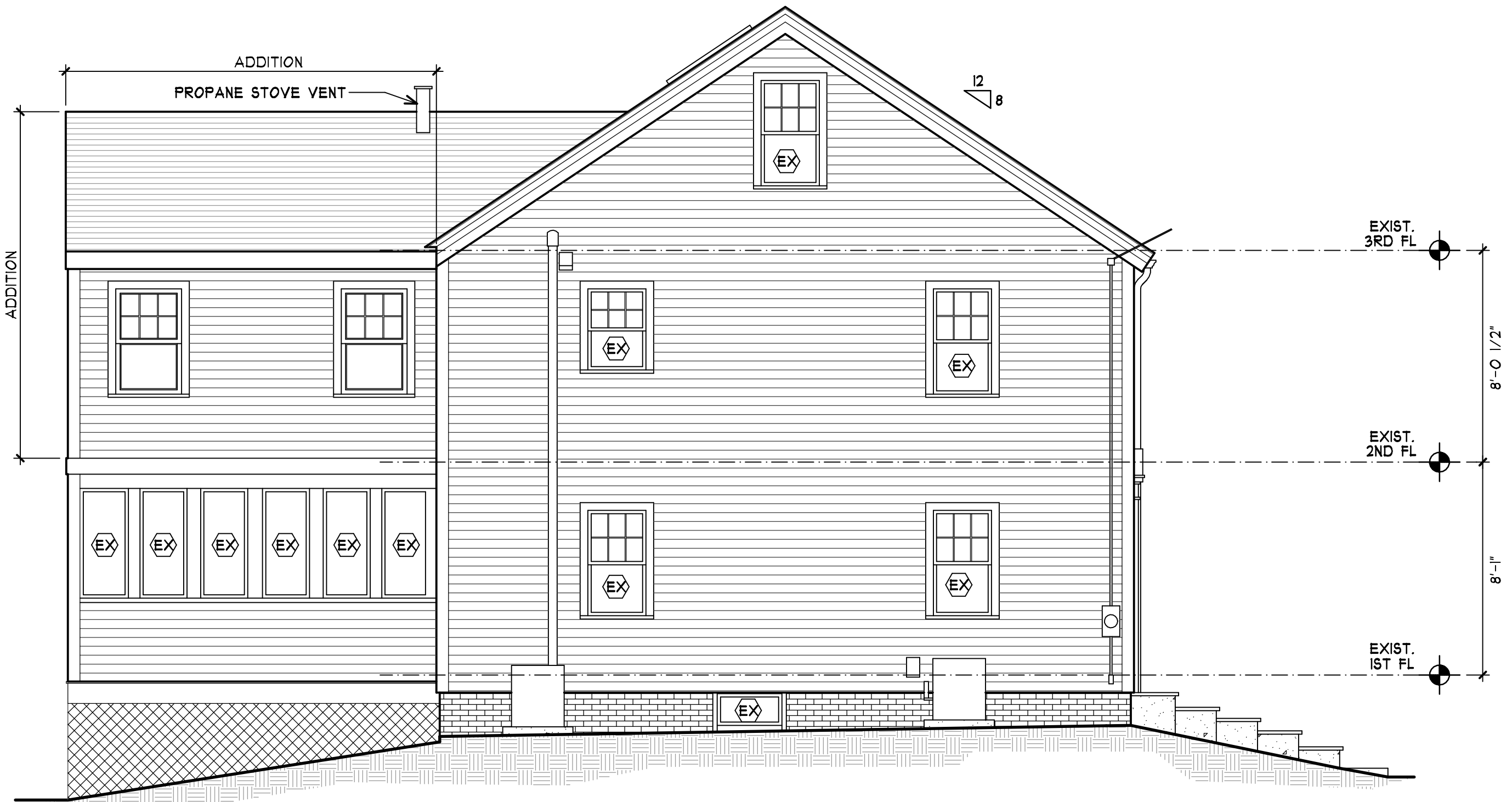


PROPOSED DRAWINGS

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HARVARD, MASSACHUSETTS

scale:	AS NOTED
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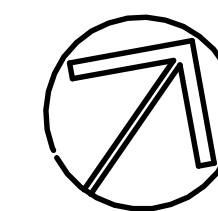
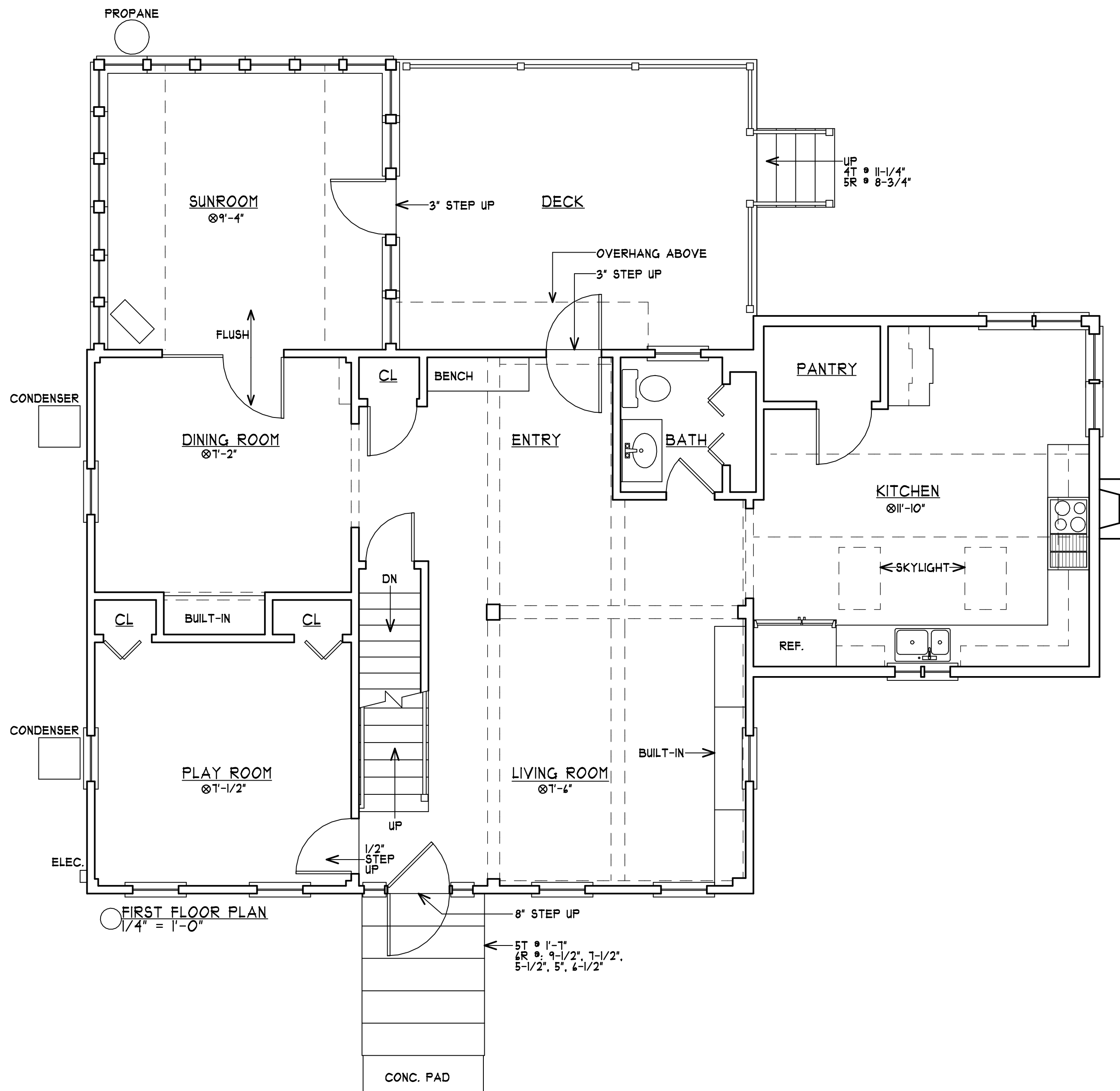


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LATHAM RESIDENCE
200 STILL RIVER RD.
HARVARD, MASSACHUSETTS

scale: AS NOTED
date: 03/31/2023
drawn by: E.C.
checked by: N.D.

PROPOSED DRAWINGS



LATHAM RESIDENCE
200 STILL RIVER ROAD
HARVARD, MASSACHUSETTS

revisions:

3 XX/XX/XX
2 XX/XX/XX
1 XX/XX/XX

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FIRST FLOOR
PLAN

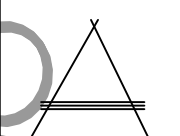
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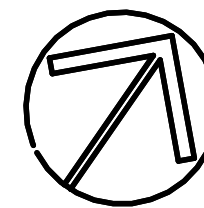
date: 9/22/22

drawn by: KE

checked by: ND

EXISTING





LATHAM RESIDENCE
200 STILL RIVER ROAD
HARVARD, MASSACHUSETTS

revisions:

△	XX/XX/XX
△	XX/XX/XX
△	XX/XX/XX

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BASEMENT
FLOOR PLAN

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

date: 9/22/22

drawn by: KE

checked by: ND

NOT FOR CONSTRUCTION
2

SEPTIC TANKS AND FIELD LOCATIONS
TO BE VERIFIED

SONOTUBE & FOOTING,
TYP. (APPROX.)

SUNROOM
(ABOVE)

DECK
(ABOVE)

CANTILEVER ABOVE

TO SEPTIC

WASTE
PIPE

WASTE
OUT

H2O

H2O

AIR HANDLER
(HYDROAIR)

3-1/2" LALLY
COLUMN, TYP.

8'-1/2" TO
2X8 JOISTS

UP
1" 9-1/4"
OR 8-1/4"

BEAMS:
4" WIDE
8" DEEP

EP

OIL TANK

BOILER

10" CONCRETE
FOUNDATION
WALL

5'-9" TO
2X10 JOISTS

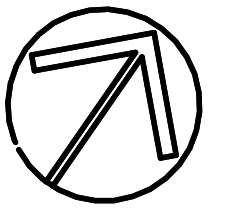
(2) 2X4 POST

UNFINISHED
BASEMENT

12" RUBBLE
FOUNDATION
WALL WITH
BRICK ABOVE

EXISTING

○ BASEMENT PLAN
1/4" = 1'-0"



LATHAM RESIDENCE
200 STILL RIVER ROAD
HARVARD, MASSACHUSETTS

revisions:	
1	XX/XX/XX
2	XX/XX/XX
3	XX/XX/XX

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2ND FLOOR
AND ATTIC
PLANS
KITCHEN AND
SUNROOM
SECTIONS

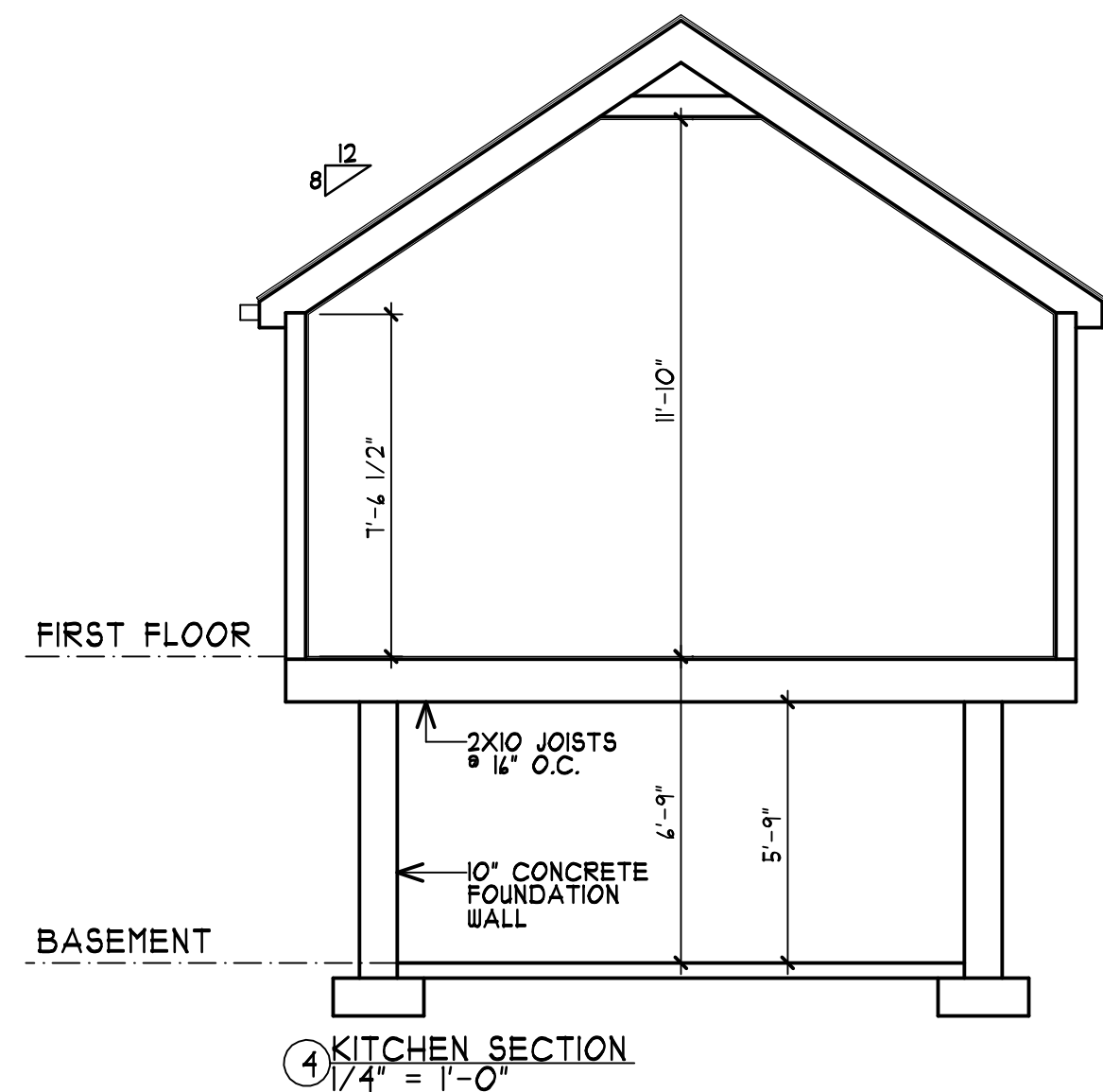
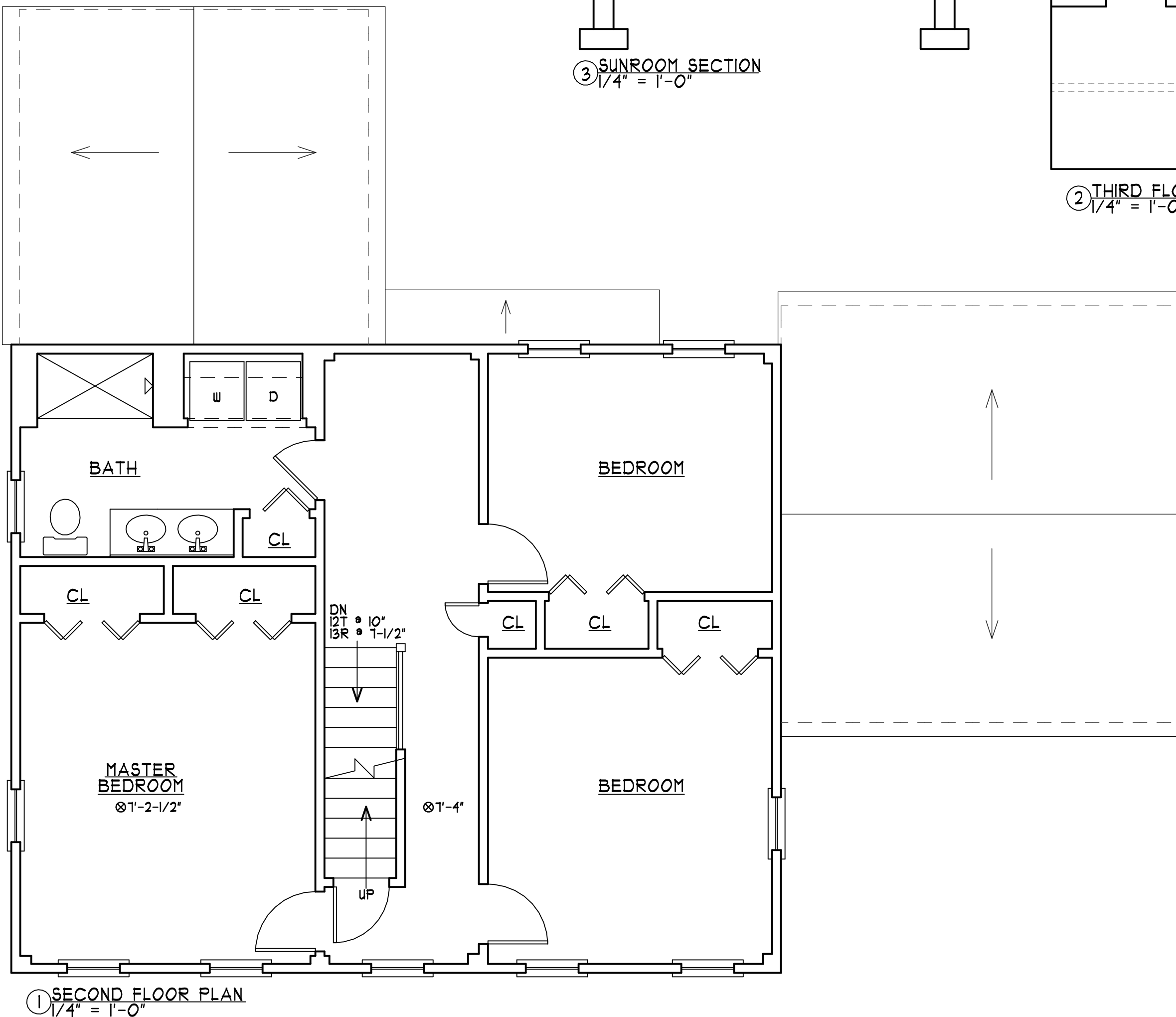
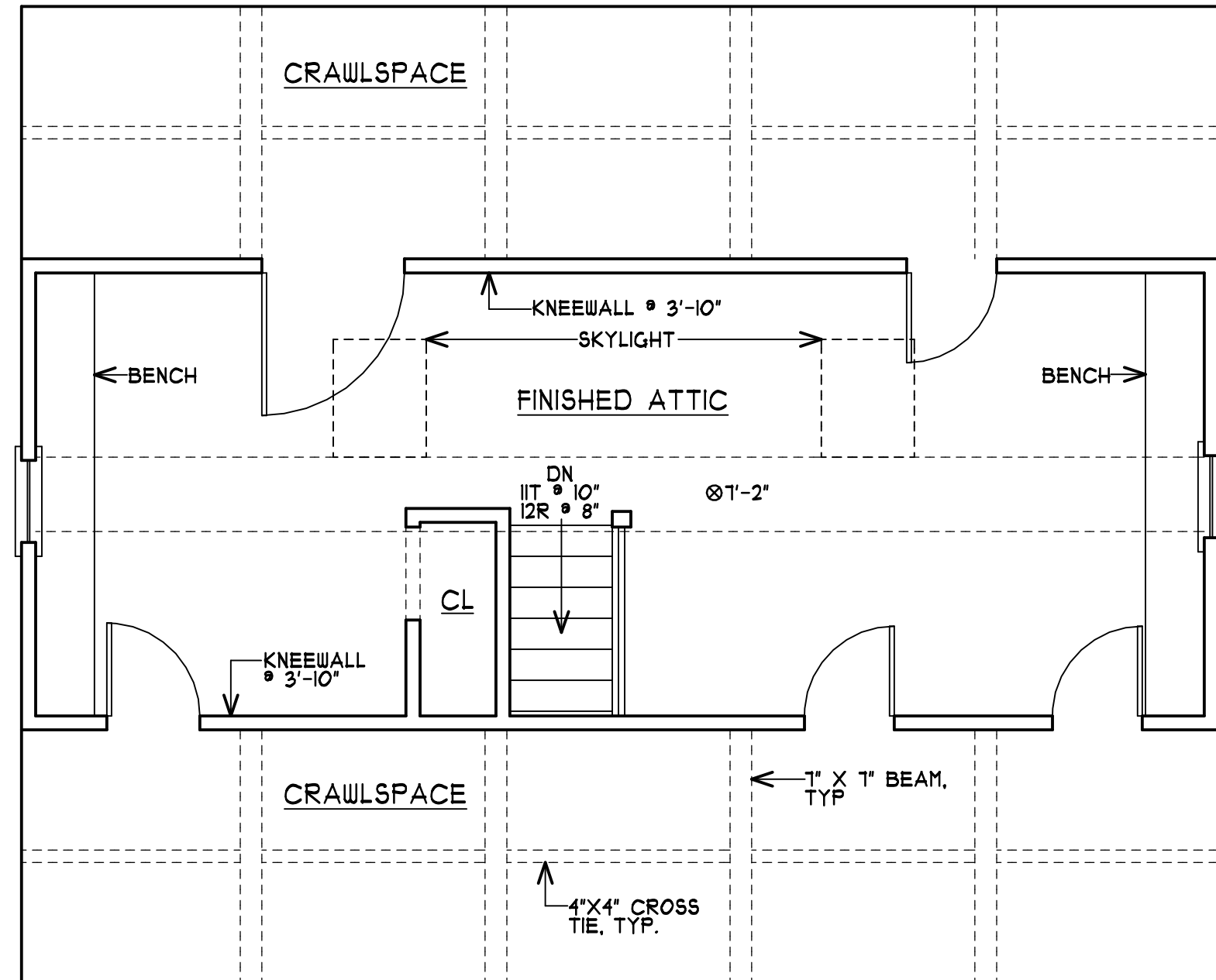
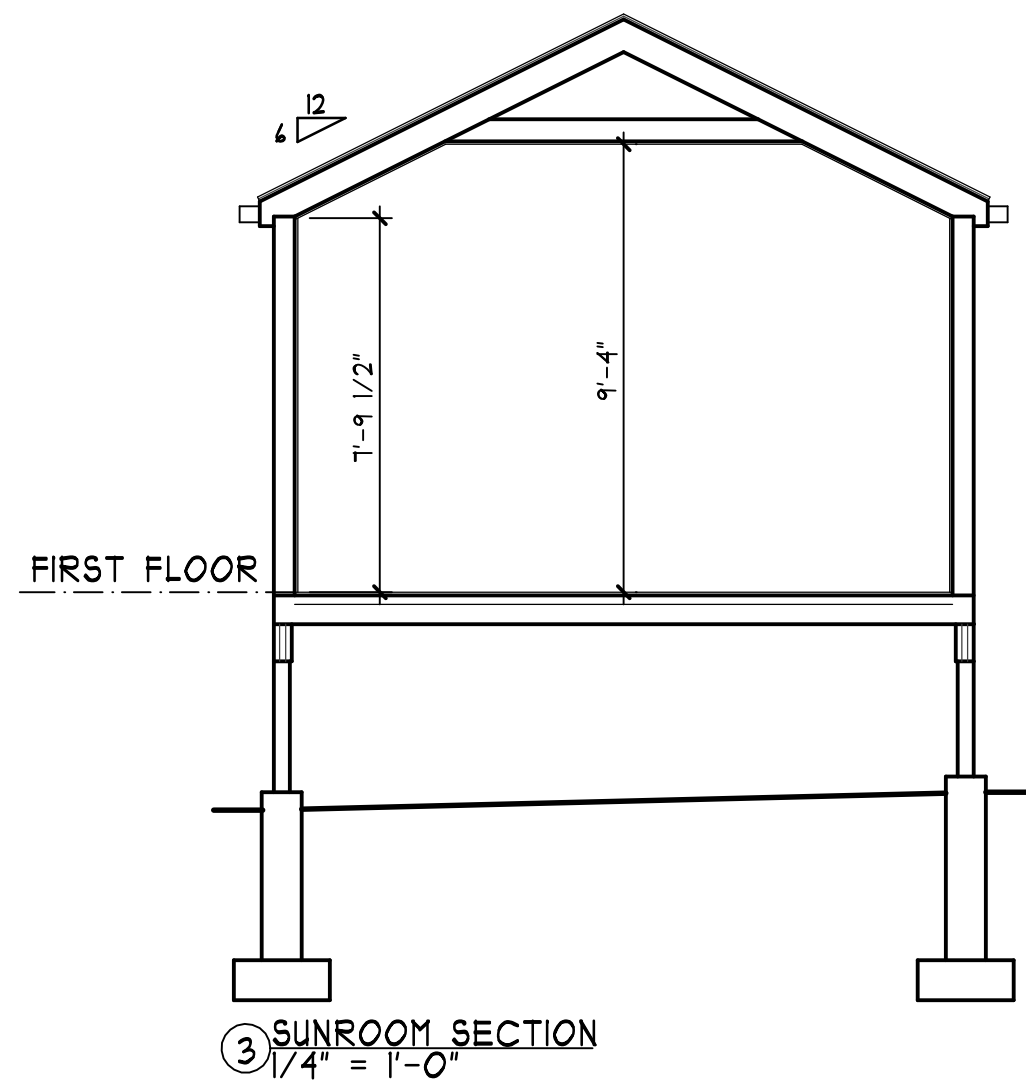
scale: 1/4"=1'-0"

date: 9/22/22

drawn by: KE

checked by: ND

NOT FOR CONSTRUCTION
NOA 3



EXISTING



LATHAM RESIDENCE
200 STILL RIVER ROAD
HARVARD, MASSACHUSETTS

revisions:	
3	xx/xx/xx
2	xx/xx/xx
1	xx/xx/xx

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NORTH AND
SOUTH
EXTERIOR
ELEVATIONS

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

date: 9/22/22

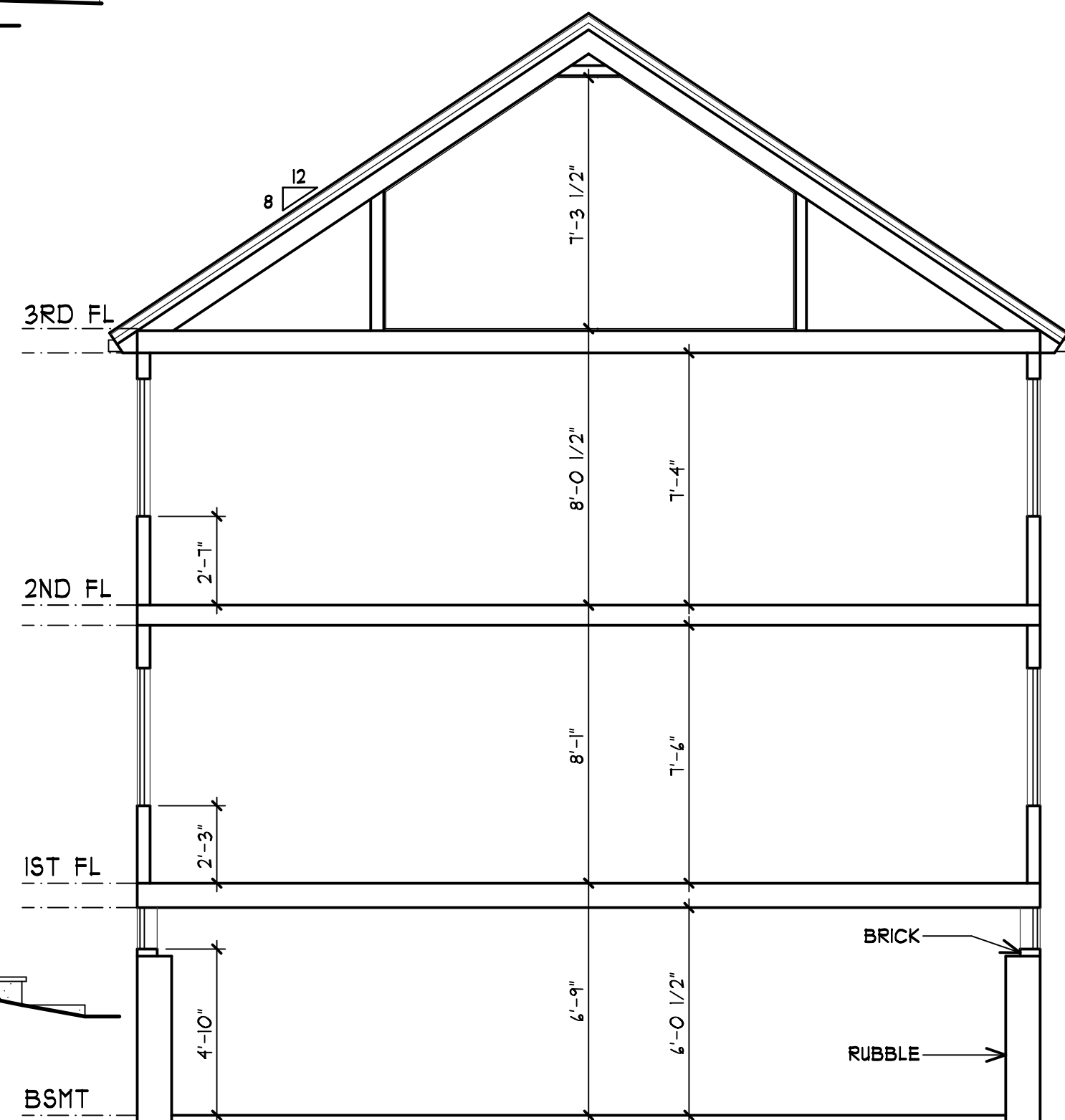
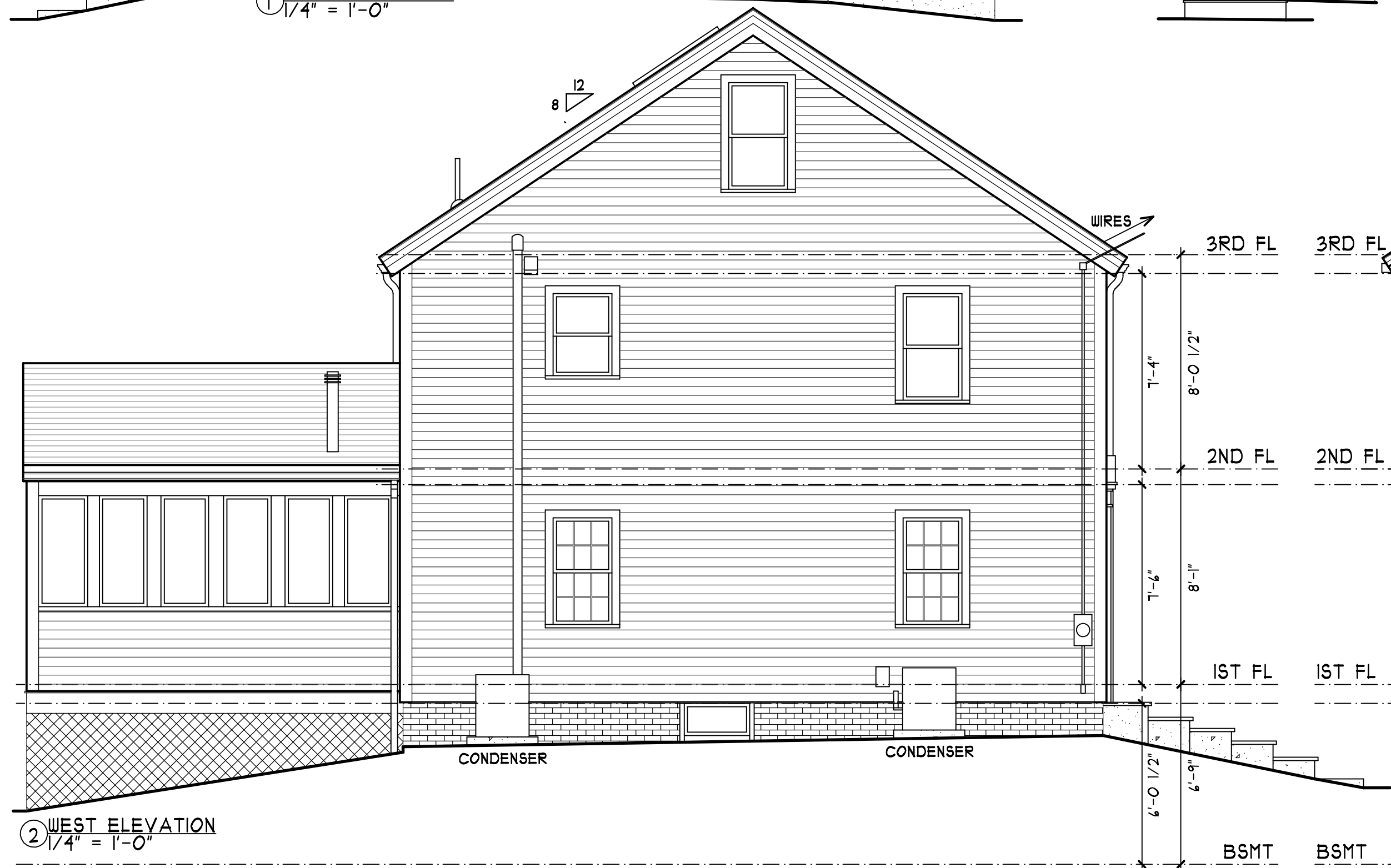
drawn by: KE

checked by: ND

EXISTING

NOT FOR CONSTRUCTION

4



LATHAM RESIDENCE
200 STILL RIVER ROAD
HARVARD, MASSACHUSETTS

revisions:

3	XX/XX/XX
2	XX/XX/XX
1	XX/XX/XX

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EAST AND
WEST
EXTERIOR
ELEVATIONS
MAIN BUILDING
SECTION

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

date: 9/22/22

drawn by: KE

checked by: ND

EXISTING