



## PETERSHAM HISTORIC DISTRICT COMMISSION

3 South Main Street • P. O. Box 486 • Petersham, MA 01366-0486  
978/724-3353 tel. • 978/724-3501 fax

### Application for:

☐ **CERTIFICATE OF APPROPRIATENESS**

☐ **PERMIT FOR DEMOLITION OR REMOVAL**

Date: January 17, 2019

Applicant: East Quabbin Land Trust, Inc.  
Address: P.O. Box 5, 120 Ridge Road  
Hardwick, MA 01037-0005  
Telephone: (413) 477-8229 e-mail: chenshaw@EQLT.org

Owner: East Quabbin Land Trust, Inc.  
Address: P.O. Box 5, 120 Ridge Road  
Hardwick, MA 01037-0005  
Telephone: (413) 477-8229 e-mail: chenshaw@EQLT.org

For property located at: 2-4 North Main Street

Petersham parcel number: \_\_\_\_\_

☐ **Building or Structure** ☐ Sign or Billboard ☐ Other: \_\_\_\_\_

Describe project completely: *(Attach separate sheets as necessary)*

The back egress from The Country Store building exits onto East Street. The existing condition is a painted wooden, four-panel door that swings into the building with two steps made out of pressure treated wood. A description of the proposed work is included on page 3 of this application.

Pursuant to Chapter 211 of the Acts of 1966,

Massachusetts General Laws Chapter 40C and Article XII of the By-laws of the Town of Petersham:

Any person who desires to erect, build, construct, reconstruct, restore, alter, move, demolish, remove, or change an exterior architectural feature for which a Certificate of Appropriateness is required of any building or structure within the Historic District, or to erect within the Historic District a building, structure or sign for which a Certificate of Appropriateness is required, shall file with the Historic District Commission an application for a Certificate of Appropriateness or an Application for a Permit for Demolition or Removal, as the case may be, together with such plans, elevations, specifications, material and other information, as shall be deemed necessary by the Commission to enable it to make a determination on the application.

1. Attach all plans, specifications, descriptions, and any other material (including photographs).
2. Within fourteen (14) days after filing this application, the Historic District Commission will make a determination whether any external architectural features subject to approval are involved.
3. Should the Commission determine that no external architectural features subject to approval are involved; the Commission will issue a Certificate to that effect.
4. Should the Commission determine that external architectural features subject to approval are involved; the Commission shall hold a Public Hearing on the Application.
5. Following the Public Hearing and within forty-five (45) days after filing this application, the Commission shall make a determination of the Application.



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### APPLICATION FOR A CERTIFICATE OR PERMIT

(Continued)

In passing on appropriateness, the Commission shall consider, among other things, the historic value and significance of the site, building, or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such factors to similar factors of sites, buildings and structures in the immediate surroundings. The Commission shall consider the appropriateness of the size and shape of the building or structure in relation to the land area upon which the building or structure is situated and to the neighboring sites, buildings, or structures within the district. The Commission shall also consider the applicable zoning and other By-laws of the town.

Architect: Jordan O'Connor  
Address: 57 Maple Lane  
Petersham  
Telephone: 978-724-3408 e-mail: joconnor@joaarchitects.com

Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ e-mail: \_\_\_\_\_

- ☐ Photographs      ☐ Plans, elevations, and sections      ☐ Illustrations      ☐ Material samples  
☐ Sketch or Drawing      ☐ Site or Plot Plan      ☐ Material specifications and information  
☐ Other: \_\_\_\_\_

- ◆ Contact the Historic District Commission before you file this Application. The Commission can help you with your project by describing work that requires a Certificate or Permit, whether you need to apply, the type of work that is likely to be approved, and other helpful information.
- ◆ Describe the work as completely as possible.
- ◆ For minor alterations, please submit a sketch or drawing to scale showing the location.
- ◆ For all new construction including additions, please submit views drawn to scale of all visible exterior elevations, applicable floor plans, explanatory notes, sections, and details of architectural features including trim, doors, and windows. Include a plot plan showing existing structures and the location of the proposed construction.
- ◆ For signs, please submit a scale drawing of the proposed design, representation of lettering style, description of material to be used, sketch or drawing of the location on a building, and a plot plan for free standing signs showing the location in relation to other structures.
- ◆ Photographs of existing conditions are very helpful.
- ◆ Include any additional drawings, diagrams, product samples, information, and photographs.

**The Historic District Commission shall charge the Applicant for all reasonable fees necessary to render an informed decision, including, but not limited to: consulting fees, stenographic fees, production and reproduction fees.**

**The Applicant will be notified in writing of the same (including the approximate costs involved) not later than one week prior to any Public Hearing. All funds will be held in escrow and shall be duly accounted for. Deliver this Application to the Historic District Commission. A Certificate is required before all other applicable Town permits can be issued. Beginning work prior to receiving an HDC Certificate can cause the project to be stopped.**



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Applicant's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_

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### **Project Description** *(continued from page 1 and add additional pages as needed):*

This proposal is to upgrade the exit to a swing-out door with landing and two stairs. The egress is grandfathered for purposes of building code, however making this adjustment will increase the safety and visual appearance of The Country Store building, and bring the back egress into compliance with current building code standards.

A new four-panel door will be installed with a panic bar exit device. The door will swing out on left hinges. A solid granite slab landing (7" thick) will be installed at the door level. The east and south sides of the landing will have a painted metal railing to prevent people from falling off the landing and potentially over the retaining wall into the parking area. Two granite stairs will lead users off the landing on the west side, towards North Main Street. A handrail will guide users down the stairs.

A concrete foundation will be poured to support the granite slab and stairs. Smaller granite blocks will be installed under the granite landing, providing a visual barrier to the concrete foundation. Granite blocks are better for this purpose than bricks because their weight will keep them in place without the need for mortar. The height of the retaining wall into the parking area may need to increase, providing more stability for the foundation. Any stones used would blend with the existing stones of the retaining wall.

The lilac bush will be removed.

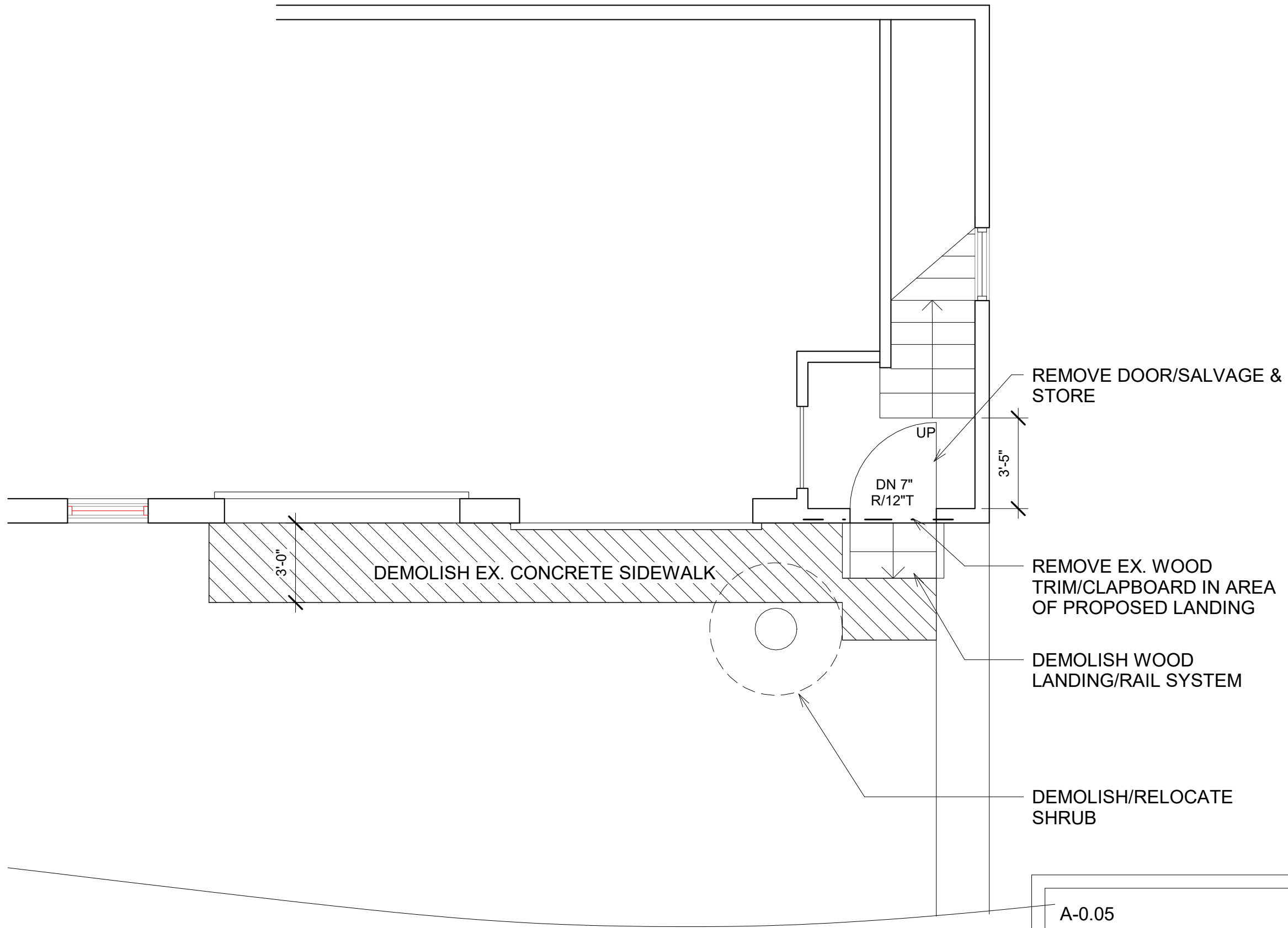


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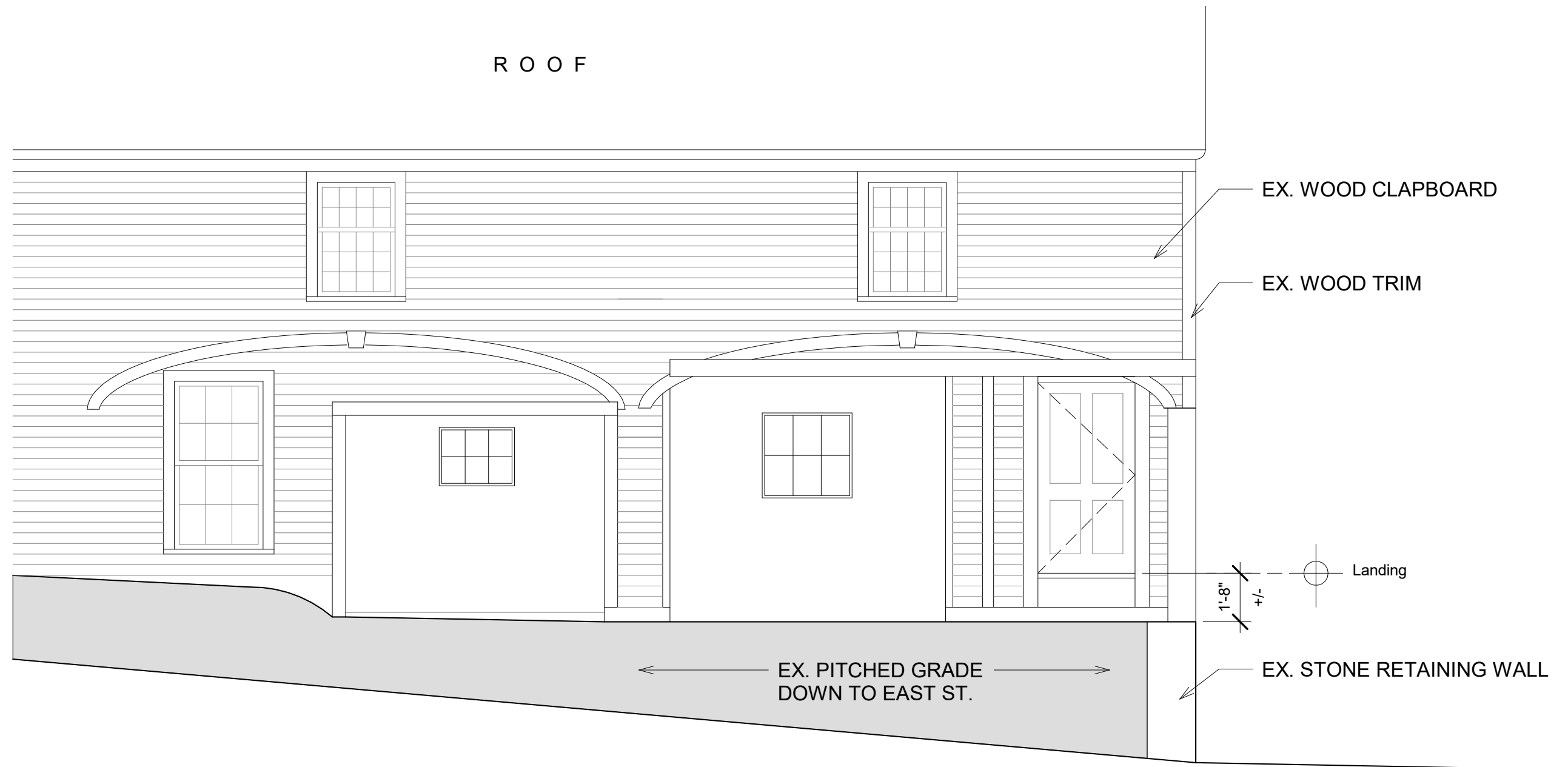


**1 Existing Plan**  
1/4" = 1'-0"

A-0.05
Petersham Country Store - prelim.
Scale: 1/4" = 1'-0"
01/15/19



Jordan O'Connor  
& Associates  
Architects



1 Existing Elevation Facing South  
1/4" = 1'-0"

A-0.06

Petersham Country Store - prelim.

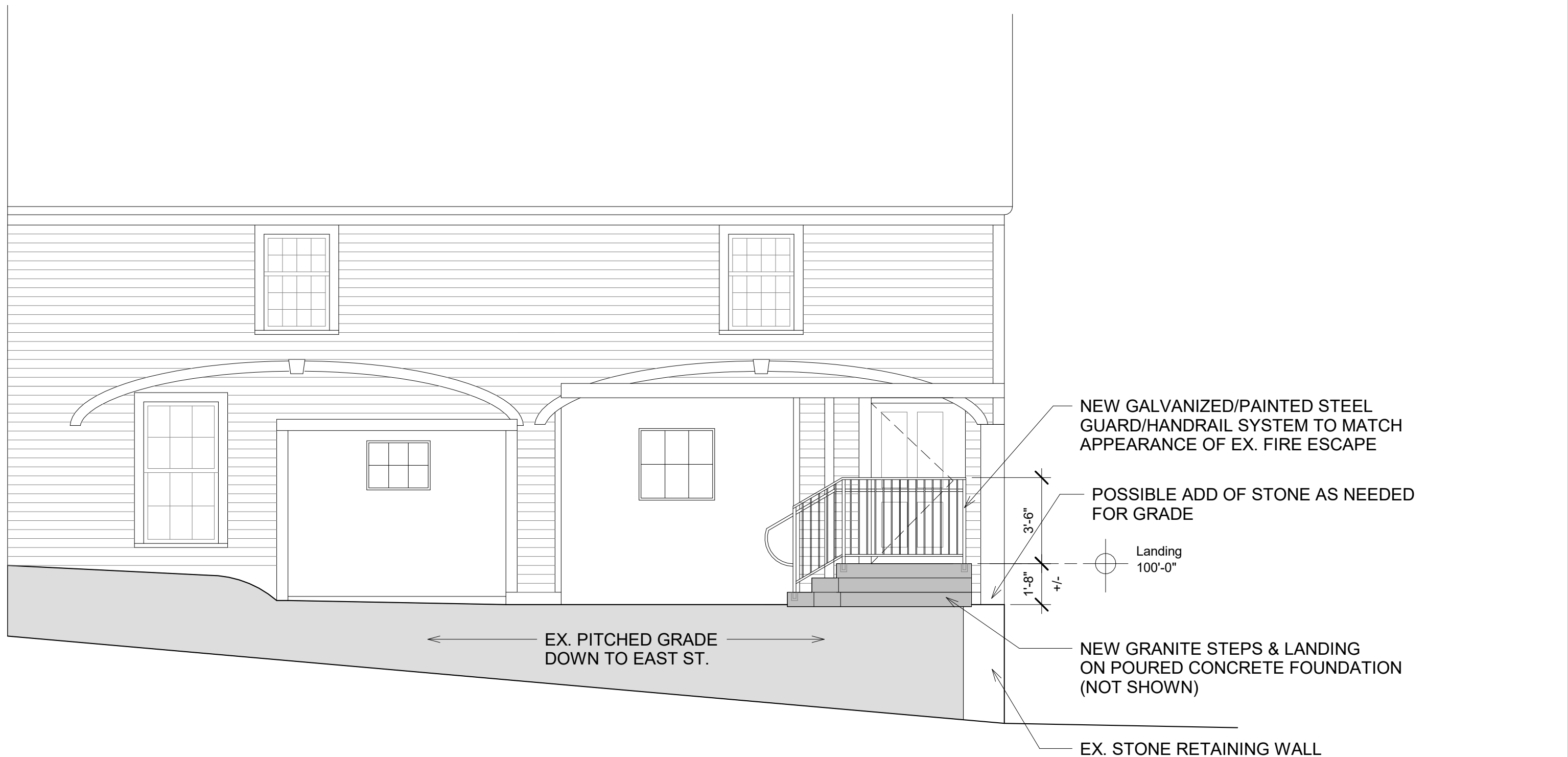
Scale: 1/4" = 1'-0"

01/15/19




Jordan O'Connor  
& Associates  
Architects





1 Proposed Elevation Facing South  
1/4" = 1'-0"

A-0.08	 Jordan O'Connor & Associates Architects
Petersham Country Store - prelim.	
Scale: 1/4" = 1'-0"	
01/15/19	





Looking West



Looking North



Fire Escape



Entry Concrete

A-0.09

Petersham Country Store - prelim.

Scale:

01/15/19



Jordan O'Connor  
& Associates  
Architects