

November 12, 2019

Historic Districts Commission, Concord

The proposed barn at 399 Lowell Road will replace a midcentury shallow-roof-pitch stable, converted to a three-car garage, that collapsed during the heavy snows in 2015. Within we are creating a three-car garage with a second floor to include studio space and storage, as the house, a 50's cape, lacks a basement and attic.

It has become evident after a lot of study that what makes the most sense visually and for convenience is to create an attached barn in back, slightly offset to the left of the house. Because of its low eaves the barn does not overpower the cape.

Studying our historic neighboring barns on Lowell, Barrett's Mill, Barnes Hill and Estabrook Roads, I reached the following conclusions:

Greek Revival and Victorian barns, with cupolas, painted clapboards, deep overhangs and eave returns, although beautiful, are too heavy handed for our simple cape:



Older, unpainted shingled barns fit with the early American vernacular of our house:



Narrow overhangs, small windows, simple trim, windowless barn doors, and no cupola or eave returns. Because the previous owner replaced the clapboards before she painted the house yellow, it is impossible to find the exact original color. With a natural shingle barn, we feel that a white house would be the most harmonious. It is appropriate that the barn siding should contrast with, and not match the house. The natural shingles will blend in with the landscape while the crisp white house will have more importance and curb appeal.



Taking inspiration from the house on Estabrook with its old shingled barn we would renovate our landscape, which is overgrown, piecemeal, and suburban, to be more like the country houses to the north here and on Monument Street. Grass up to the foundation, as in these photos, rather than bushes, will help the short walls of our house appear taller and create a rural, clean look.

From the road you will be able to glimpse the very back of our yard where we will

- 1) Remove the foundation of the garage that collapsed
- 2) Reseed with a wildflower mix, creating a meadow.

We will renovate the kitchen, half bath and laundry, and add a small, glassy mudroom between the house and barn. Elevations of the house show the relationship to the proposed barn, with the mudroom addition and new windows and dormers in the house. We will install a new architectural shingle roof on the house to match the barn.





Existing porch – South and East (front) elevations



Views from Street



Google maps



Three-car garage that the barn is replacing



The small porch in the rear will be demolished for the mudroom addition. The small rectangular window will replace the circle.