



Town of Concord  
Historic District Commission  
141 Keyes Road, Concord, MA 01742  
Tel: (978) 318-3299 Fax: (978) 318-3291  
Web Site: www.concordma.gov

## Application for a Certificate of Appropriateness

Application Fee - \$25.00

Date: April 28, 2020

Property Address: 380 Lexington Road Map #: 91 Parcel #: 4118

Historic District: Historic Mile Year Built: ± 1981

Pursuant to Section 7 of Chapter 345 of the Acts of Massachusetts, 1960, this application is hereby made for the issuance of a Certificate of Appropriateness for all items checked and described below:

New Construction  Demolition  Painting  Re-roofing

Addition  Removal  Alteration  Re-siding

Sign (Note: Signs must also comply with the Concord Sign Bylaw)

Other, specify: Remove existing front walkway and replace with brick pavers and granite steps

Description of proposed work: (attach additional pages if necessary)

The existing front walkway and steps will be replaced substantially in its current location per the attached Job Estimate. Photos of existing walkway and steps are included herewith.

I, the Applicant, certify that I have read the Application Documents and have consulted the Historic Districts Commission Design Guidelines and will conform to all applicable provisions and conditions.

Applicant: Patrick C. Toomey Telephone: 978 369 6333

Address: 380 Lexington Road Email: pctoomey2@gmail.com

Signature of Applicant: Patrick C. Toomey

Property Owner: Patrick C. & Sandra L. Toomey Telephone: 978 369 6333

Address: 380 Lexington Road Email: pctoomey@gmail.com

Signature of Property Owner: Patrick C. Toomey

Architect: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contractor: Beagquist Masonry LLC Telephone: (978) 815-3005

**Supporting Documents and Materials (due at the time of application):**

Two copies of the following information should be attached to the submitted application:

- ✓ 1. Project Narrative
- 2. Scaled drawings of exterior elevations of the existing and proposed conditions (showing all exterior features accurately and completely) – Plans larger than 11x17 should also be submitted digitally
- 3. Site Plan – Showing trees to be removed, if any
- ✓ 4. Photographs of existing conditions, as seen from a public way
- ✓ 5. List of exterior materials and colors
- 6. Manufacturer specifications for new materials (i.e. windows and doors)
- 7. Completed New Construction Checklist (if project consists of an addition or new construction)
- 8. Signed Responsibility for Payment form for Legal Notices posted in the Concord Journal

**Signs in the Historic District (due at the time of application):**

Two copies of the following information should be attached to the submitted application:

- 1. Scaled drawings of proposed sign(s) including thickness of sign, edge detail, specifications for materials, colors, and typeface to be used (1/2" = 1' minimum)
- 2. Actual samples of sign materials, with sample of paint color and proposed finishes
- 3. Photographs or elevation drawings of building which include a mockup of exact location and scale of proposed sign
- 4. Details and specifications for proposed brackets/hangers, colors, installation methods, light fixtures, etc.
- 5. Lighting Plan, if applicable

<b>For Town Use Only</b>	
Date Received:	Received by:
Date of Public Hearing (s):	
Commission Actions:	<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved
Certificate No:	Date of Certificate:

***Bergquist Masonry LLC***

P.O. Box 218  
Temple, NH 03084  
(978) 815-3005 mobile MA  
licensed contractor  
HIC #158243; CS-026178

**JOB ESTIMATE**

April 21, 2020

**TO:**

Chris & Sandi Toomey

380 Lexington Road

Concord, MA 01742

(978) 369-6333

Chris cell: (978) 505-0156; work (617) 449-6541

[ctoomey@mccarter.com](mailto:ctoomey@mccarter.com);

[slttoomey@comcast.net](mailto:slttoomey@comcast.net)

**LOCATION:**

same

=====  
**DESCRIPTION:**

**Front walkway:**

Remove existing walkway and steps closest to driveway. Create a semi-circular brick landing in front of the front granite steps. Landing to be a true radius, to extend the full width of the existing granite steps.

Establish a new brick walkway that will follow the pathway of the original, with a four-foot width that will extend down to make a right angle turn with two granite steps, leading to an extension of the brick walkway beyond the last granite step, and extending to driveway where brick will end against a section of granite set flush with the brick walkway and paved driveway. Granite to measure one foot by four feet and will be of the same granite as the steps in the walkway. Walkway to join the radius of the landing in a flared dimension, tapering down to the continuous 4' width.

Brick to be Morin Court Street pavers 4" x 8 "

**Standard of construction:** we will excavate down 12 to 18' below grade, then build up the base using a compacted graded base system. Base will extend beyond the landing and brick way on all sides by one foot. Once the proper height has been established, we will install a rigid PVC retaining system that will be anchored into the base at 12-inch intervals, the entire length on both sides. We will install a fabric weed barrier. The brick will be set in a permeable eco-pack bed. Once all brick and granite steps are installed, we will then install a polymer joint-lock grout that will used to fill the joints. The color of the grout will be your choice. The areas that were excavated to remove top soil will be replaced and seeded for new grass.

## HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

OWNER NAME: <i>Patrick C. &amp; Sandra L. Toomey</i>	DATE: <i>April 28, 2020</i>
ADDRESS: <i>380 Lexington Road</i>	PROJECT:

<b>Siting</b>	<b>Description</b>	<b>Approved</b>	<b>Disapproved</b>
Size			
Height			
Massing (Relationship to Lot Size)			
Volume calculation of existing and proposed construction (include outbuildings).			
Grading Drainage			
Relationship to Surroundings & Neighborhood			

### Architecture

Siding/Trim Shutters			
Windows/ True Divided Lite			
Doors/Storm Hardware			
Chimneys Masonry			
Porches/Entries Landings			
Exterior Lighting Fixtures Wattage			
Roof. Type: Color			
Gutters/ Downspouts			
Paint-Sample			
Foundation Material/Exposure			

### Site Work

Structures (includes lighting)			
Driveway/Walks	<i>Replace front walkway and steps per attached Job estimate</i>		
Curbing			
Fences/Walls Materials			
Landscaping (Mark trees to be removed; show size & species. Describe grading plans.)			



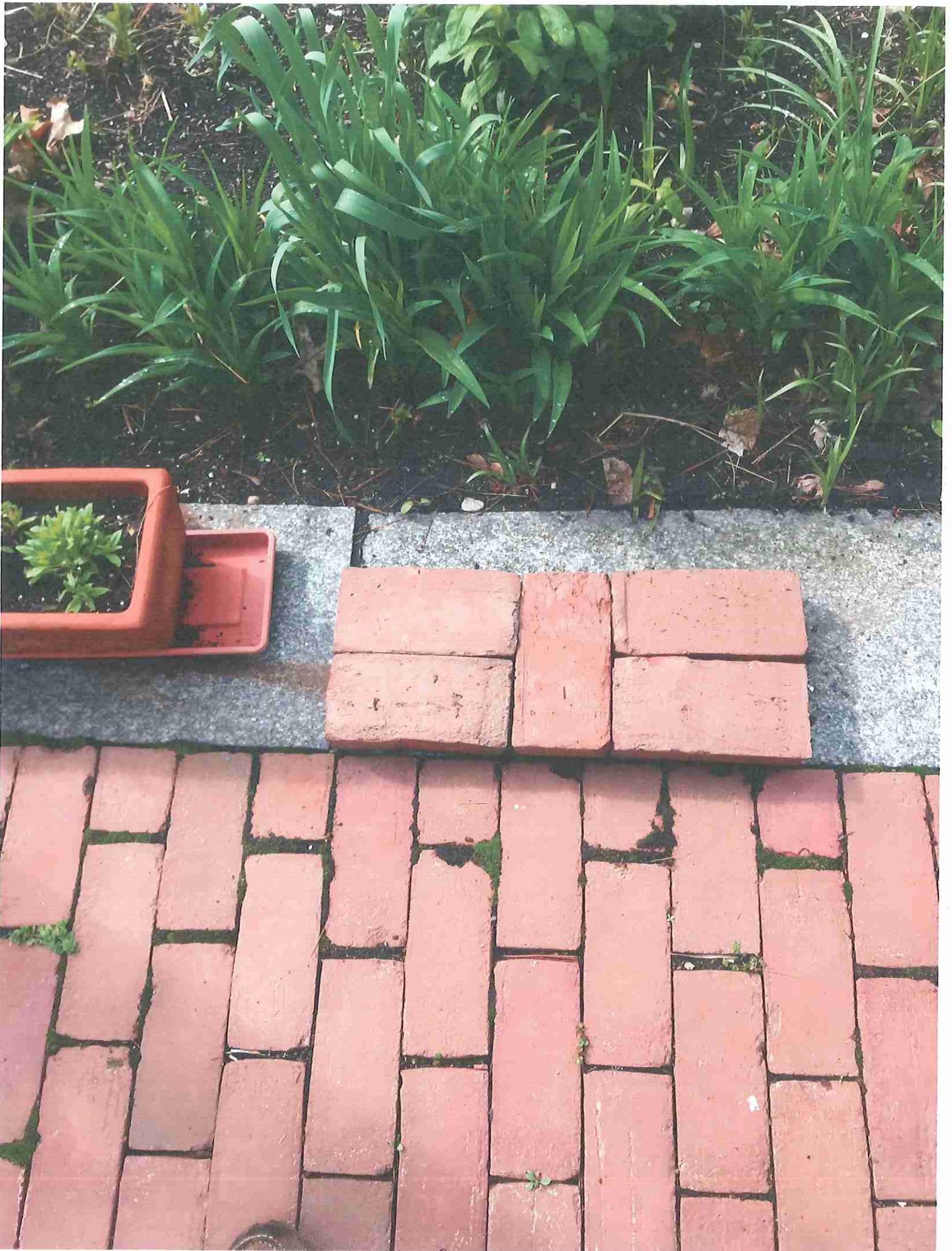
*View from Lexington Road*



*View of existing walkway*



*View of existing walkway and steps*



So close to the walkway