



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: 4.29.2020
Property Address: 6 LEXINGTON ROAD Map#: see attached Parcel #: 2983
Historic District: see attached Year Built: 1747

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: ADDITION/INSTALLATION OF CHIMNEY CAP

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

see attached

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: ROSELYN ROMBERG Telephone: 978.505.5778
ON BEHALF OF FIRST PARISH TRUSTEES

Address: 20 LEXINGTON ROAD Email: roselyn.romberg@gmail.com

Signature of Applicant: Roselyn Romberg

Property Owner: FIRST PARISH/TRUSTEES Telephone: use above

Address: 20 LEXINGTON ROAD Email: use above

Signature of Property Owner: Roselyn Romberg, Trustee
on behalf of First Parish Trustees

Architect: <u>N/A</u>	Telephone: _____
Contractor: <u>THE CHIMNEY DOCTOR</u> <u>WALTER RAJAC</u>	Telephone: <u>978.369.7072</u>

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

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

29 April 2020

Town of Concord
Historic District Commission
141 Keyes Road
Concord MA 01742

RE: Application for a Certificate of Appropriateness for adding a chimney cap to the Wright Tavern

To the Commissioners:

First Parish in Concord and the Trustees of Parish Donations, owners of the Wright Tavern, provide the following materials with our application to the Historic District Commission:

- Pages 6 through 9 of the building inspection of the Wright Tavern performed this past summer by Paul Cornell & Associates.
 - These pages provide details and photographs of recommended repairs to chimneys of the Tavern.
 - Those repairs were made this past fall by Walter Zajac, "The Chimney Doctor" in accordance with the recommendations of the Building Inspector.
 - The final recommendation of the Building Inspector, on page 11, is installation of a chimney cap on the main chimney.
- The Town of Concord property data for the buildings belonging to First Parish, including information about the Wright Tavern on pages 4 and 5, for reference.
- Photos of two examples of chimney caps similar to the one we propose installing on the Wright Tavern. Cap color will be black, like the color of the caps in the photos.
- The work will be performed by Walter Zajac, "The Chimney Doctor," who has worked on numerous historic structures around Concord.

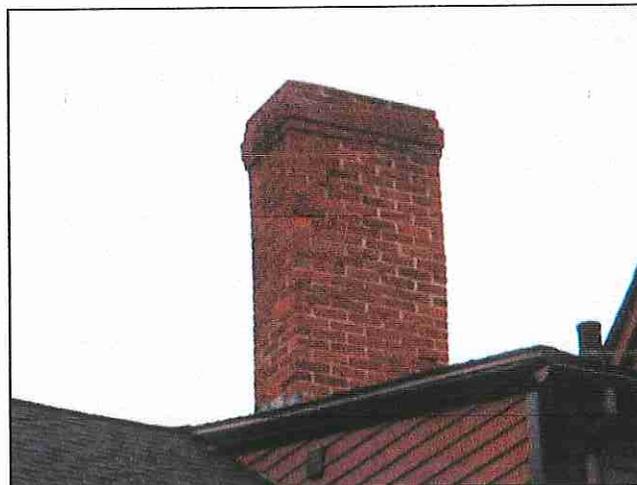
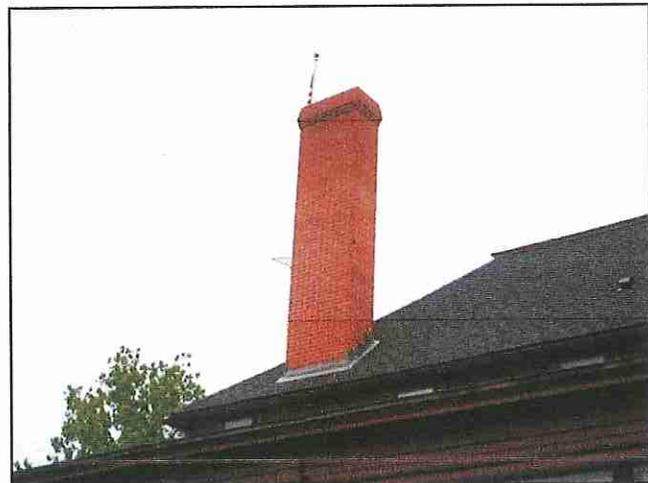
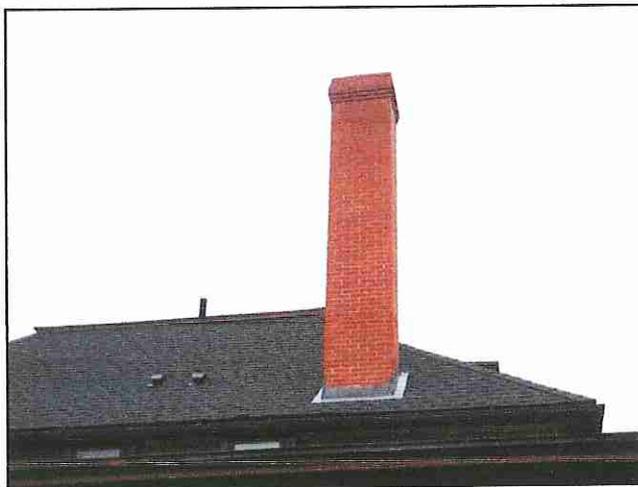
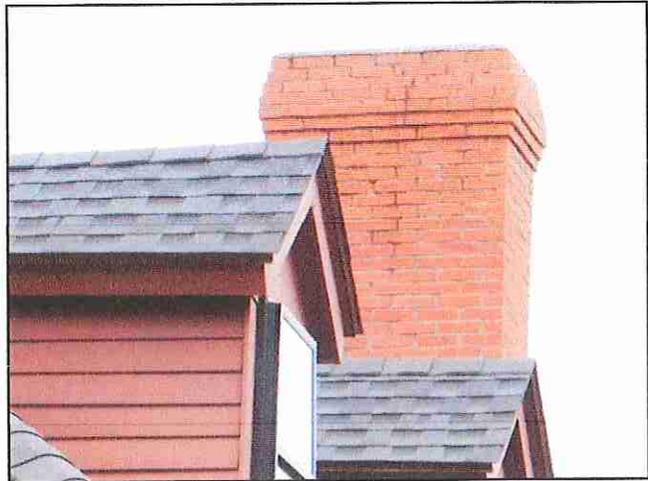
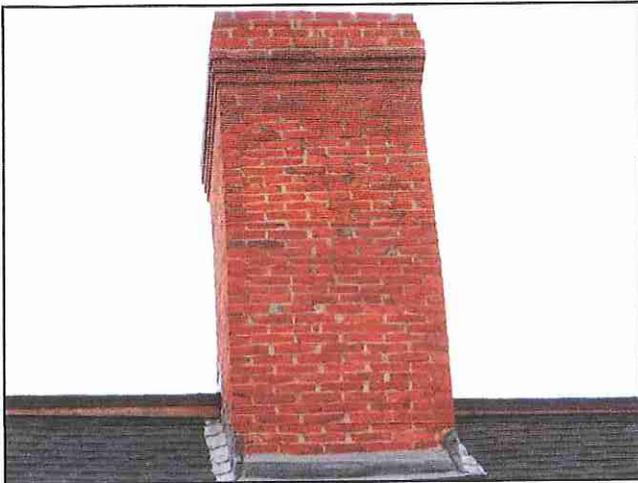
Thank you for your consideration and we look forward to hearing from you. If you have any questions, please feel free to contact me at 978-505-5778.

Sincerely,



Roselyn Romberg, Trustee of Parish Donations
First Parish in Concord
20 Lexington Road
Concord MA 01742

2. CHIMNEY(S)



2.0 EXTERIOR CHIMNEY

S	S/E	M	P	CN	U	I/N
		•				
S	S/E	M	P	CN	U	I/N

Styles & Materials
CHIMNEY EXTERIOR:
 BRICK
FLUE LINING:
 BRICK
CHIMNEY TOP:
 BRICK

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

		S	S/E	M	P	CN	U	I/N	
2.1	FLUE LINING(S)						•		INSPECTED FROM: GROUND TOTAL NUMBER OF FLUES: MULTIPLE
2.2	CHIMNEY TOP			•					
2.3	RAIN CAP/SPARK ARRESTOR			•					

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern, U= Unknown, I/N= Inoperative/Not Operated

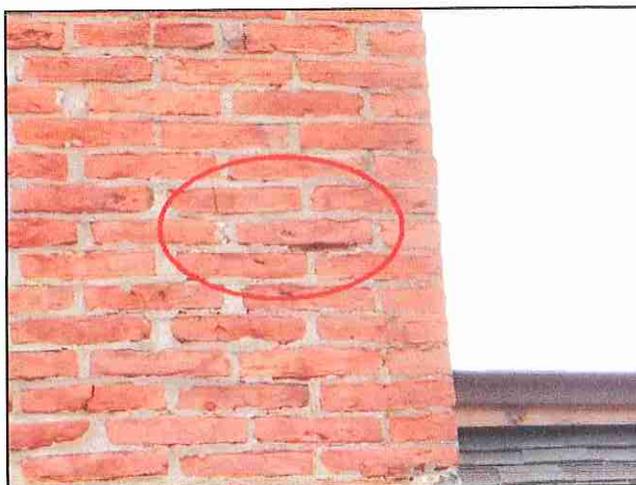
S S/E M P CN U I/N

Comments:

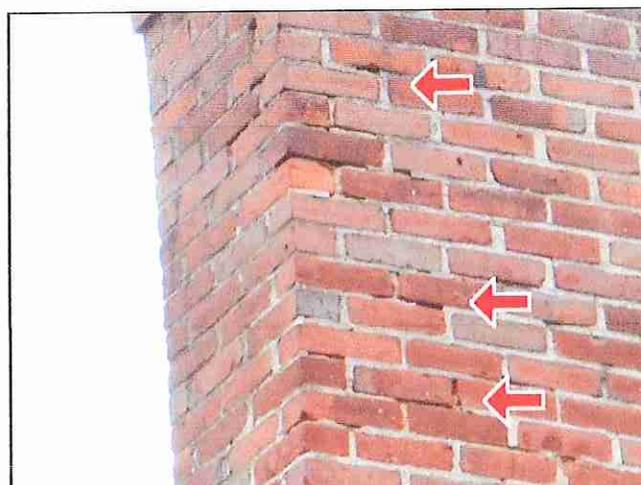
2.0 Chimney sidewalls should be cleaned, pointed as needed and coated with a water repellent to resist water related damages.



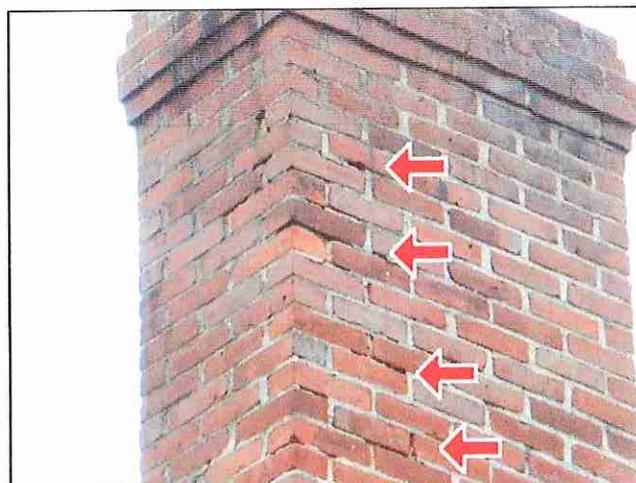
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 Flue lining condition could not be evaluated as the chimney tops were not safely accessible. A certified chimney sweep should be consulted for further evaluation. A level 2 inspection is recommended.

2.3 (1) It is recommended that any chimney no longer in service be permanently capped to reduce the potential for interior water damage.

(2) The installation of a rain cap/animal screen that encompasses the entire top of any chimney still in service is recommended.

CHIMNEYS

Chimneys built of masonry will eventually need tuck-pointing. A cracked chimney top that allows water to get behind the surface brick/stone wall will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleanings will keep you apprised of the chimney's condition. The flashings around the chimney may need re-sealing and should be inspected every year or two. Chimneys constructed of masonry should be coated with water repellent to prevent deterioration.

6 LEXINGTON RD

Location 6 LEXINGTON RD

Mblu 9H/ 9/ / /

Acct# 2983

Owner FIRST PARISH UNITARIAN

Assessment \$7,412,700

Appraisal \$7,412,700

PID 2983

Building Count 5

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$5,981,300	\$1,431,400	\$7,412,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$5,981,300	\$1,431,400	\$7,412,700

Owner of Record

Owner FIRST PARISH UNITARIAN
Co-Owner TR OF PARISH DONATIONS
Address 20 LEXINGTON RD
 CONCORD, MA 01742

Sale Price \$0
Certificate
Book & Page 5648/ 369
Sale Date 06/06/1932

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
FIRST PARISH UNITARIAN	\$0		5648/ 369	06/06/1932

Building Information

Building 1 : Section 1

Year Built: 1810
Living Area: 1,468
Replacement Cost: \$202,021
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$141,400

Building Attributes

Field	Description
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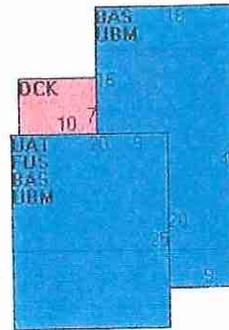
Style	2 Family
Model	Residential
Grade:	03
Stories:	2
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchen	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPphotos//\01\01\45/>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	968	968	
FUS	Upper Story, Finished	500	500	
DCK	Deck	70	0	
UAT	Attic, Unfinished	500	0	
UBM	Basement, Unfinished	968	0	
		3,006	1,468	

Building 2 : Section 1

Year Built: 1720
Living Area: 1,012
Replacement Cost: \$182,229
Building Percent Good: 70
Replacement Cost Less Depreciation: \$127,600

Building Attributes : Bldg 2 of 5	
Field	Description

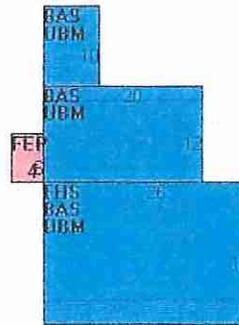
Style	Cape Cod
Model	Residential
Grade:	03
Stories:	1.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchen	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPotos/\01\01\45/>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	778	778
FHS	Half Story, Finished	468	234
FEP	Porch, Enclosed	24	0
UBM	Basement, Unfinished	778	0
		2,048	1,012

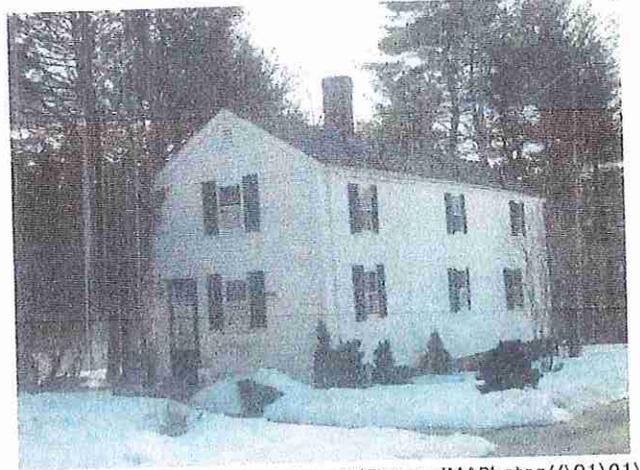
Building 3 : Section 1

Year Built: 1830
Living Area: 1,344
Replacement Cost: \$238,109
Building Percent Good: 70
Replacement Cost Less Depreciation: \$166,700

Building Attributes : Bldg 3 of 5	
Field	Description
Style	Century(F,R,V)

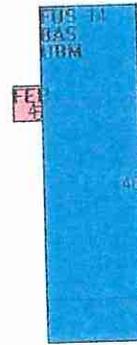
Model	Residential
Grade:	02
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchen	

Building Photo



(http://images.vgsi.com/photos2/ConcordMAPhotos/\01\01\45/)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	672	672	
FUS	Upper Story, Finished	672	672	
FEP	Porch, Enclosed	20	0	
UBM	Basement, Unfinished	672	0	
		2,036	1,344	

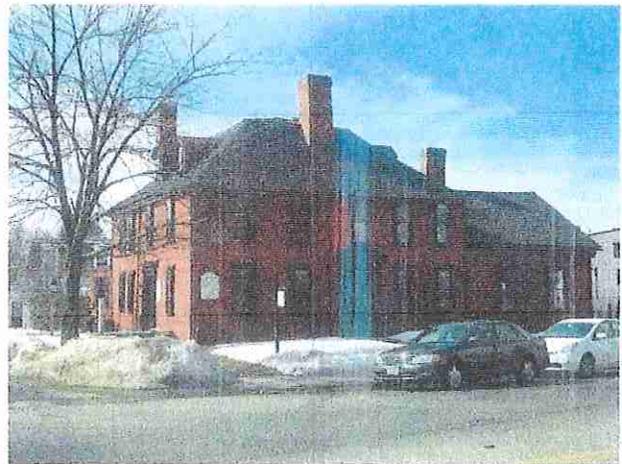
WRIGHT TAVERN
Building 4 : Section 1

Year Built: 1747
Living Area: 4,396
Replacement Cost: \$588,358
Building Percent Good: 65
Replacement Cost Less Depreciation: \$382,400

Building Attributes : Bldg 4 of 5	
Field	Description
STYLE	Office Bldg

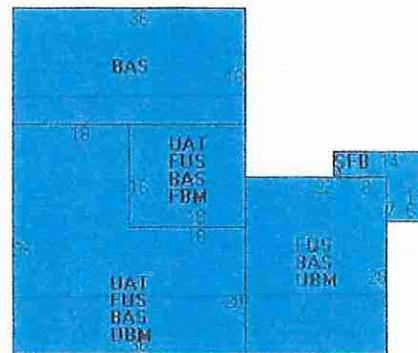
MODEL	Commercial
Grade	03
Stories:	2.5
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Bldg Use	OFFICE BLD
Total Rooms	
Total Bedrms	00
Total Baths	5
1st Floor Use:	0340
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	7
% Corn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//\01\01\45/>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,560	2,560
FUS	Upper Story, Finished	1,296	1,296
FQS	Fin 3/4 story	616	462
SFB	Base, Semi-Finished	98	78
FBM	Basement, Finished	288	0
UAT	Attic, Unfinished	1,296	0
UBM	Basement, Unfinished	1,624	0
		7,778	4,396

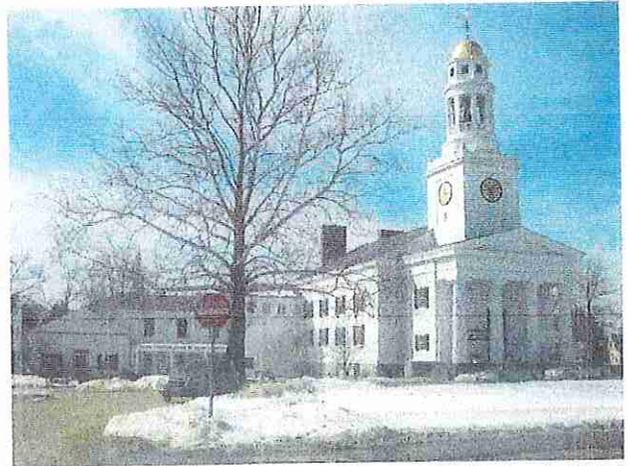
Building 5 : Section 1

Year Built:	1901
Living Area:	22,717
Replacement Cost:	\$6,284,812
Building Percent Good:	80
Replacement Cost Less Depreciation:	\$5,027,800

Building Attributes : Bldg 5 of 5

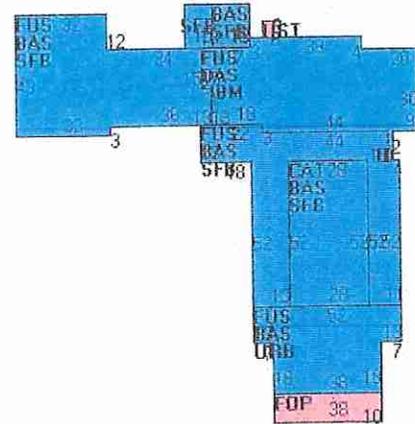
Field	Description
STYLE	Churches
MODEL	Commercial
Grade	07
Stories:	3
Occupancy	
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Unit/AC
Bldg Use	CHURCH ETC MDL-96
Total Rooms	
Total Bedrms	0
Total Baths	6
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/ConcordMAPPhotos//\01\01\45/>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	9,726	9,726
FUS	Upper Story, Finished	8,075	8,075
SFB	Base, Semi-Finished	6,145	4,916
CAT	Cathedral Ceiling	1,456	0
FOP	Porch, Open	380	0
UBM	Basement, Unfinished	2,371	0
URB	Basement, Unfinished, Raised	1,360	0
UST	Utility, Storage	36	0
		29,549	22,717

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV2	ELEVATOR FREIGHT	3 STOPS	\$71,400	5

FPL3	2 STORY CHIM	1 UNITS	\$2,700	1
FPL3	2 STORY CHIM	2 UNITS	\$5,300	3
FPL3	2 STORY CHIM	3 UNITS	\$7,400	4
FPL2	1.5 STORY CHIM	1 UNITS	\$2,400	1
FPL2	1.5 STORY CHIM	2 UNITS	\$4,800	2
SPR1	SPRINKLERS-WET	24019 S.F.	\$34,900	5

Land

Land Use

Use Code 0104
Description Two Family MDL-01
Zone CCB
Neighborhood 24
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.12
Frontage
Depth
Assessed Value \$1,431,400
Appraised Value \$1,431,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			400 S.F.	\$6,500	2

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$5,960,900	\$1,271,600	\$7,232,500
2017	\$5,951,900	\$1,166,400	\$7,118,300
2016	\$5,879,500	\$1,166,400	\$7,045,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$5,960,900	\$1,271,600	\$7,232,500
2017	\$5,951,900	\$1,166,400	\$7,118,300
2016	\$5,879,500	\$1,166,400	\$7,045,900

EXAMPLE #1



EXAMPLE #2

