



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

August 30, 2019

**Application for a Certificate of Appropriateness
Project Narrative & Description of Proposed Work: Concord Free Public Library**

The Concord Free Public Library has served as the cultural heart of Concord since its founding in 1873. Nearly 150 years later, the Library continues to thrive but is constrained by limited space in meeting the needs of patrons and serving the community.

In 2013, the Library Corporation purchased the adjacent Heywood-Benjamin House, built circa 1797, with an eye toward linking the House with the Library building. Indeed, William Munroe, the Library founder, had envisioned this property becoming part of the Library shortly after its 1873 founding. Expanding the Library into the Heywood-Benjamin House will provide much-needed space for collaboration and gathering, as well as an enlarged Children's Library. This will also free up space in the existing Library building for a Forum to host events that currently must take place after-hours or disrupt Library programming. The proposed expansion is vital to the Library's ability to continue its role as Concord's cultural hub well into the future.

The proposed work consists of renovations to the existing Library building at 129 Main Street and the adjacent Heywood-Benjamin House at 151 Main Street, and a single-story addition linking the two buildings, referred to as the Link. The work includes the demolition of several recent single-story additions to the rear of the Heywood-Benjamin House, with the historic 18th- and 19th-century two-story wings at the front of the property to remain.

The overall intent of the proposed work is to respect the integrity of both existing historic buildings, while providing a Link that allows both buildings to stand apart. The Link will be subservient to the existing buildings, with fenestration and materials detailed to break up its appearance and keep it in scale with the existing buildings. The Main Street façade of the Link will feature Doric pilasters and an entablature to match those at the Sudbury Road entrance to the Library, and the south façade of the new Children's Library will feature an arcade facing a new Children's Garden.

The addition totals approximately 7,500 square feet above grade, replacing approximately 3,500 square feet of wings and outbuildings to be demolished, most of which appear to have been built in recent decades (see attached Demolition Statement).

The portion of the addition linking the two buildings is intended to be secondary to both structures, allowing the House and Georgian Revival Library to be easily identifiable as two distinct buildings, built in distinct eras and styles, and of different materials and scales. Given the major differences between the existing House and Library buildings, the majority of the addition does not adopt the specific style or details of either. The design of the Link is informed by the historic buildings in its structure (exposed post-and-beam construction as at



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

the House), size (stepping back from the street with the bulk of the addition to the rear of the House), scale (matching the eave height of the House), and materials (clapboard cladding), and details.

Another portion of the addition infills an inside corner of the existing Library on the Main Street side, and is designed to match the existing Library in materials, scale, fenestration and details. This portion of the addition includes exterior steps to provide a second means of egress from the new Forum, with a watertable and railings to match those elsewhere on the building.

Other portions of the addition, notably the extension of the rear kitchen ell of the House and a new code-required second staircase at the west side of the House, are designed to match the existing House. The existing cladding, trim, roofing and fenestration materials and details will be extended into these areas of the addition.

PREVIOUSLY APPROVED
FOR REFERENCE ONLY



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

Revised: August 30, 2019

**Application for a Certificate of Appropriateness
Materials List: Concord Free Public Library**

Siding, Trim and Shutters:

- Clapboard siding will be beveled wood clapboards to match the profile and exposure of the existing siding at the House.
- Wood trim and moldings will match the dimensions and profiles of the existing trim and moldings at the House.
- The Main Street façade of the Link includes a Classical entablature and square pilasters, with details and proportions based on the Doric Order to match the existing Sudbury Road entrance of the Library.
- No new shutters are proposed as part of the work, as no shutters are present at the existing Library or portion of the House where the matching addition is proposed. Existing false shutters fixed to the wall will be removed at the west side of the House.

Windows:

- Windows at the portions of the addition to match the Library and House buildings will be Marvin Ultimate double-hung wood windows with simulated divided lights with internal spacer bars (see cutsheet attached), with moldings, muntins, details and colors to match the existing windows.
- Windows at the Link will be Marvin Ultimate wood windows, primarily fixed, with some awning and casement windows at the rear and side.
- A grouping of four skylights at the flat roof of the Link will be low-profile unit skylights on curbs at the minimal height recommended by the manufacturer to minimize or their visibility from the street, with DDSS2 by Wasco as the basis-of-design (see attached cutsheet). The skylights are intended to bring natural light into the Commons area, which has mostly north-facing windows along Main Street with only limited transom windows above the periodical stacks along the south wall.
- A skylight above the Workshop "interior courtyard" will be a low-profile metal-framed pyramidal skylight, with Architectural Aluminum 2000 Skylight System by Kawneer as the basis-of-design. The skylight is intended to bring natural light directly into the Workshop and adjoining office spaces through existing windows that look into the Workshop.



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

Doors:

- The egress door at the portion of the addition to match the Library building will be a custom wood paneled door with a transom, moldings, details and colors to match the existing doors.
- The egress door at the portion of the addition to match the House will be a custom wood paneled door with paneling, trim, details and colors to match the existing nearby side entry, built circa 1830-40's.
- Doors at the Link are intended for more public use, and will be custom glazed doors with wood stiles and rails.
- No storm doors are proposed.

Masonry:

- Brick at the portion of the addition to match the Library building will be waterstruck to match the color, style, texture and coursing of the existing brick.
- No new chimneys or changes to the existing chimneys are proposed.

Porches, Entries and Landings:

- Proposed work at the existing front porch is limited to painting and lighting (see Exterior Light Fixtures and Paint sections).
- New at-grade accessible entries will be provided at new entrance and egress doors.

Exterior Light Fixtures:

- Lighting at the walkways will be provided by Flindt Bollard fixtures by Louis Poulsen (see cutsheet included in original submission), which are intended to blend in with the landscaping and direct light downward. The light source will be approximately 3'-0" above grade, and will not be visible from the street.
- Lighting at the existing front porch of the House will be provided by a Flat Downlight ceiling fixture by Philips (see cutsheet included in original submission), with the light directed downward. The light source will be approximately 9'-0" above grade, and will be hidden from view at the street by the existing trim of the porch.
- Lighting at the new entry door of the Link and at the new egress door at the addition on the west side of the House will be provided by a Zedge fixture by Targetti (see cutsheet included in original submission), recessed low on the wall with the light directed downward. The light source will be approximately 1'-6" above grade, and will not be visible from the street.



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

Roof:

- Sloped roofs at the portion of the addition to match the House will be wood shakes to match the color, style and exposure of the existing wood shake roofing at the House.
- The sloped roof shingles at the Story/Craft Room and Children's Office/Toilets will be asphalt roofing shingles to match the color and style of the existing asphalt roofing at the Library.
- Flat roofs at the addition will be single-ply membrane roofing, which will not be visible from the street.

Gutters and Downspouts:

- Gutters and downspouts at the portions of the addition to match the Library and House buildings will match the details, sizes and materials of the existing.
- Gutters and downspouts at the Link will be copper, with rectangular downspouts to match the existing at the Library, and gutters detailed to be part of the trim.

Paint:

- Paint at the portion of the addition to match the Library building is limited to trim, doors and windows, and will match the off-white color of the existing Library trim, doors and windows.
- Paint colors at the House, portions of the addition to match the House, and the Link are indicated in the elevations and include:
 - Siding: Benjamin Moore HC-82 Bennington Gray
 - Trim: Benjamin Moore OC-47 Ashwood to match the existing trim at the Library
 - Doors, Window Sashes & Shutters: Benjamin Moore HC-190 Black (formerly PM-9 Black)

Foundation Material and Exposure:

- The foundation will be made of cast-in-place concrete, and will be limited in view.
- The foundation at the portion of the addition to match the Library building will have a brick watertable to match the height and detail of the existing.