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: 7-11-20

Property Address: 325 Main Street **Map#:** 9G **Parcel #:** 0731

Historic District: Main Street District **Year Built:** 1767; Barn c1875

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:

X **New Construction**	X **Demolition**	X **Painting**	X **Re-roofing**
X **Addition**	___ **Removal**	X **Alteration**	___ **Re-siding**

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

X **Other, specify:** Replacement windows

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

The work includes the restoration of the home and barn, and the reconstruction with small expansion of the cold storage shed. Please see attachment.

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: Mark Carbeau **Telephone:** 210-380-2937

Address: 325 Main Street, Concord, MA 01742 **Email:** mcarbeau@gmail.com

Signature of Applicant: Mark Carbeau

Property Owner: Cheryl Carbeau **Telephone:** 781-820-3377

Address: 325 Main Street, Concord, MA 01742 **Email:** Cheryl@carbeau.com

Signature of Property Owner: Cheryl Carbeau

Architect:	Dan Ferguson	**Telephone:**	978-464-7703
Contractor:	Jim Scichilone	**Telephone:**	617-224-8786

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 then 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: □ **Approved**	□ **Disapproved**
Certificate No:	**Date of Certificate:**

HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

OWNER NAME:	Cheryl Carbeau	DATE:	7-11-20
ADDRESS:	325 Main Street, Concord	PROJECT:	House, shed, barn

Siting	Description	Approved	Disapproved
Size	Demolition of 20' x 16' shed and reconstruction of 20' x 24' replacement; renovation of house and barn with new dormers		
Height	17' from existing grade at lowest point (for shed)		
Massing(Relationship to Lot Size)	32,670 SF		
Volume calculation of existing and proposed construction (include outbuildings).	See attached Volume Calculation		
Grading Drainage	White aluminum gutters on house, new shed and barn. Flat site, slight grade change slopes to west.		
Relationship to Surroundings & Neighborhood	House is located 15'5" from lot line on west and 28'8' on north (Main Street). Barn is located 14" from lot line on south. House sits back from Cottage Lane to the east.		

Architecture

Siding/Trim Shutters	White cedar siding , pine trim, primed and painted. No shutters		
Windows/ True Divided Lite	Marvin Ultimate Wood Double Hung and Awning, insulated glass with 5/8" wooden dividers interior and exterior with internal spacer bar		
Doors/Storm Hardware	Front door replica of existing 4 panel wood. Porch and family room: Simpson doors to match Marvin windows; Dard Bronze Hardware		
Chimneys Masonry	No modifications to existing brick chimneys		
Porches/Entries Landings	Bracketed overhang at mudroom		
Exterior Lighting Fixtures Wattage	Recondition antique fixtures currently used		
Roof: Type:Color	Architectural asphalt shingles. Color: Charcoal		
Gutters/ Downspouts	White aluminum		
Paint-Sample	Concord Academy White; Benjamin Moore HC 154 Hale Navy		
Foundation Material/Exposure	Granite for House. Concrete on new foundation shed, very little exposure		

Site Work

Structures (Includes lighting)	Shed foundation and Barn foundation repair.		
Driveway/Walks	Driveway crushed pea gravel; enlarge parking area at barn. Bluestone patio, brick walkway to front door, back porch and barn apron		
Curbing	No curbing		
Fences/Walls Materials	Wood fences repaired in kind; pressure treated posts as needed. 18" brick landscape wall at patio		
Landscaping (Mark trees to be removed; show size & species. Describe grading plans.)	No trees being removed or impacted for the renovation. Grading sloped to drain away from building to the west.		

Description of Proposed Work

The work includes the restoration of the home and barn, and the reconstruction with small expansion of the cold storage shed. Specifically:

- Main house: Replace siding, trims and front door to replicate existing materials; install insulated replacement windows (same size and locations). Replace roof shingles.
- Main house: Relocate bulkhead entrance to west side. Add exterior entrance door and stoop on south side (above former bulkhead location).
- Main house: Enlarge roof dormer on third floor (south side, facing away from Main Street).
- Cold storage shed: Demolish structure and rebuild to fortify; rebuild foundation and modestly enlarge on west side (add ~180 square feet). East elevation will replicate dimensions of existing façade. Architectural details will mimic main house and largely duplicate existing features, though the arch treatment will be replaced with straight line casings to better reflect Georgian-inspired details.
- Barn: Replace siding and trim to replicate existing details. Reinforce foundation. Install insulated replacement windows (same size and locations; reverting to original sash format of 2/2 glass panes).
- Barn: Modify barn door from single-wide to double-wide awning door, replicating current door details. Add roof dormer on south side.
- Plot plan: Add second driveway entrance onto Cottage Lane. Driveway surface to be crushed pea stone. Install red brick front walk, apron adjacent to barn door, rear patio. Install blue stone patio on east side.

Volume Calculation

	Existing			Rennovated		
	SF	Height	CF	SF	Height	CF
House Floor 1	1,051	7.2	7,567	1,051	7.2	7,567
House Floor 2	1,051	7.2	7,567	1,051	7.2	7,567
Attic	480	6	2,880	519	6	3,114
Shed	302	9.5	2,869	518	9.5	4,921
	2,884		20,883	3,139		23,169
Barn Floor 1	489	9	4,401	489	9	4,401
Barn Loft	180	7	1,260	222	7.2	1,598
	669		5,661	711		5,999
TOTAL	3,553		26,544	3,850		29,169

Application for a Certificate of Appropriateness – July 11, 2020
325 Main Street, Concord

PROJECT NARRATIVE

Background on House and Barn

The house was built in 1767 for Captain Samuel Jones and is the oldest structure on this section of Main Street west of Thoreau. It is a classic house-type displaying many Georgian-inspired decorative details that were prevalent shortly after 1750. The house was originally sited at 252 Main Street and was relocated to its current 325 Main Street address in 1867.

The adjacent barn was built c1875 and reflects architectural details then emerging in the early Queen Anne style, which emphasized a simpler country living. We are uncertain on the date that the adjacent cold storage shed was constructed.

Photos from c1910 suggest that the main house was renovated at some point prior, replacing original 6/9 window sashes with 2/2 sashes to match the barn and presumably to reflect then-contemporary tastes. A window shutters and front door vestibule is also noted in this photo, though these features were not original to the house.

A restoration to the house c1939 removed the shutters and vestibule and reverted to its original 6/9 window sash format that we see today.

Photo 1: House c1910

The house has benefited from a legacy of dutiful stewards, most recently the Roberts family.

Guiding Principle for Restoration/Renovation

With such a rich heritage our intent is to respect the historical and literary significance of the house. We consider ourselves stewards of the house and hope to tastefully preserve the architectural details while accommodating the code and energy efficiency requirements for the next century.

We have debated how/whether to reconcile the different styles between the main house and barn, which reflect their different eras of construction. Our preference is to celebrate these differences and return to (or toward) original details. This approach suggests we maintain the appearance of the barn as separate from the house—coordinated, but not attached or matching. Hence, we are proposing different window details and unique siding colors between the two buildings.

In this spirit, we evaluated how best to treat the cold storage shed (small structure between the barn and main house). We are proposing that window/molding architectural details and siding color of the shed match those of the main house to which it is attached, rather than the barn. In this approach, the physical separation of the barn and the change of siding color are meant to reflect details of its time of construction, c1875; the main house and shed then share common architectural details.

To address the energy efficiency requirements for today and the future, we have specified windows with insulated glass, using simulated divided light with true wood muntin bars using period-detail on exterior and interior glass and with spacer bars between the glass to tastefully approximate true divided light while providing insulating properties to meet building code.

We have also debated how best to manage replacement of rain gutters. For the front elevation, damaged gutters have been replaced with copper half round gutters and fluted downspouts. While we would be ok utilizing the same materials for other sections of the roof, we feel that copper is not in keeping with the mid-18 century. We propose converting all gutters and downspouts uniformly to aluminum, painted to match the facia, which would appear to be more authentic and provide needed durability.

Proposed Modifications of Significance:

North Elevation Modifications (facing Main Street)

Photo 2: Current North Elevation

- No modifications; replacement materials same as current materials

East Elevation Modifications (facing Cottage Lane)

Photo 3: Current East Elevation

- Main house – Eastern façade - no modifications; replace with same materials
  - Third floor dormer profile (faces south)
- Cold storage shed – reconstruct to homogenized architectural details with main house
  - New room will now function as a family room
  - Window layout coordinates with and size matches main house
  - Siding replaced with same materials
- Add new side entrance and small porch over current bulkhead location
  - Relocate bulkhead basement access to west elevation
  - Antique light fixture from lattice fence repurposed to porch light
- Barn façade retains hay loft door and window
  - Siding replaced with same materials
  - Sliding barn door will be replaced with awning door
  - New barn door is double width of current door and will replicate current style and hardware
  - Loft dormer profile (faces south)

Photo 4: Hayloft and Barndoor detail

West Elevation Modifications

Photo 5:
View of west elevation from Main Street

Photo 6:
View of west elevation from inside property line

- Main house – Western façade no modifications; replace with same materials
  - Third floor dormer profile (faces south)
  - First floor window size change (current window size is not original)
  - Relocated bulk head (from eastern elevation)
  - Air Conditioning units, screened by boxwood evergreen shrubs
- Cold storage shed reconstructed to become family room (between house and barn)
  - Architectural details to homogenize with main house
  - Rear portion connects with barn
- Barn – no modifications
  - Windows replaced with 2/2 divided lite format to return to original layout
  - Loft dormer profile (faces south)

South Elevation Modifications

Photo 7: View of South Elevation

- Barn – Loft dormer

Site Plan and Hardscape Modifications

Site Plan

- Driveway extended to Cottage Lane with second entrance
  - Safety benefit; pre-1940s entrance was on Cottage Lane
- Driveway surface crushed pea gravel
- Front walk -- red brick, lose laid, polymeric sand in leu of grout, granite accent to coordinate with original stoop
- Patio – east side of family room – blue stone. 18" red brick wall.
- Small patio – west side of family room – red brick
- Privacy hedge to replace lattice fence
- No trees being removed or impacted for the renovation project, though we are evaluating tree maintenance and landscaping improvements.

GIS Map for 325 Main Street

List of exterior materials and colors

Replacement windows:

- Marvin Ultimate Wood collection to replicate architectural details consistent with time period
  - Full wood interior and exterior
  - Double hung, cottage style 6/9 lite panels (for House)
  - Double hung, 2/2 lite panels (for Barn)
  - Double pane insulated glass; simulated divided light with 5/8" wood muntin on interior/exterior and internal spacer bar
- Window sizes will match each existing window (changing one window on west elevation, first floor to accommodate kitchen counter height)
- Window casings and pediments will match current details
- Windows in new construction use same specifications (dormers, cold shed)

Siding and casings:

- Siding will be primed, finger-joined clear cedar with 3 " reveal to match current siding
- Dental molding on front facia will match existing molding

Doors:

- Front door replaced with custom made 4-panel to match current dimensions and construction
  - Five-light transom to match existing size, using simulated divided light to match windows
- Porch doors to match Marvin Ultimate Wood collection

Roof Shingles

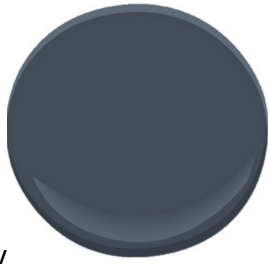
- 30 year architectural shingles, asphalt

Front fence:

- Repair or replace to match existing format
- Posts – pressure treated, painted

Colors:

- House (and cold storage shed) siding, trim and window sashes - Concord Academy White (Custom Color)
- House doors: Historic Color Hale Navy (Benjamin Moore HC-154)
- Barn siding: Historic Color Hale Navy (Benjamin Moore HC-154)
- Barn trim, window sash and door - Concord Academy White (Custom Benjamin Moore)



Hale Navy

ULTIMATE WOOD DOUBLE HUNG

Previously known as Wood Ultimate Double Hung

The all-wood Marvin Signature™ Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

INTERIOR EXTERIOR

Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Sticking Options

Ogee

The interior edge detail where glazing meets wood is called sticking, sometimes referenced as bead. Ogee and Ovolo sticking offer a more traditional profile, and square sticking can be specified for a clean, crisp, more contemporary look.

Selected: Ogee

Window Specifications:

Marvin Ultimate Wood

All double hung, except awning on barn dormer and one casement in kitchen

- Low E2 glass w/ Argon: U-Factor: 0.29
- 5/8” SDL with spacer bar
- Ovolo Exterior Glazing Profile
- 4 9/16” Jambs
- Thick subsill and 6” Long Sill Horns
- Aluminum screens
- Dimensions match existing windows
- Casings and pediments installed by carpenter, to match current