



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: 7/14/2020

Property Address: 255 Main Street Map#: 9G Parcel #: 0786

Historic District: Main Street Historic District Year Built: 1817

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: _____

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

Description of Building Changes:

North Facade/Maine Street: Replace unused side door with window and shutter

West Face/Right Side:

Main House: Repair/replace existing porch door. Add additional window to Garden Room.

Rear addition: Infill existing screen porch with heated space. Expand second floor bedroom over screen porch/infill balcony. Change roofs over new and renovated spaces. Adjust window and door locations. Change the deck design layout to accommodate new exterior door.

Add hood/roof over single door. Add exterior lighting by (2) doors.

East Facade/Left Side: No changes

See Additional Page

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: Lisa Adamiak, Nashawtuc Architects Inc Telephone: 978-371-0344

Address: 2 Lexington Road, Concord, MA Email: lisa@nasharch.com

Signature of Applicant: _____

Property Owner: John F. Brooke Telephone: _____

Address: 255 Main Street Concord, MA Email: _____

Signature of Property Owner: _____

Architect: Nashawtuc Architects **Telephone:** 978-371-0344

Contractor: _____ **Telephone:** _____

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:



Landscape Design Narrative

John Brooke
255 Main St.
Concord, MA.
July 10, 2020

Description of Work Continued

Front Entry:

Proposed is a brick walkway (Stiles and Hart City Hall Pavers) to replace the crushed construction gravel path. Also proposed here is a small brick and reclaimed granite landing, 10' x 14', surrounded by a low, 18" Boxwood hedge. A brick and granite path leads to Main St. directly opposite the front door of the house, adding two steps up from sidewalk level. The existing painted wood fence is to remain, with minimal changes including the relocation of one gate on axis with the front door. Planting in the front garden will include ground covers, small flowering shrubs, and two flowering trees.

West Garden:

Proposed is a semi-formal 'English Style' garden, comprised of low boxwoods, perennials, shrubs, and walkways of peastone and cobblestone, edged in brick. Access to this garden from the house and new wood deck is over a small brick terrace (10' x 24') and granite steps. The west property line proposed fence is of cedar board and square lattice, with federal post caps. The new fence and gate will return to the west side of the house, replacing the existing white, derelict fence and gate. All existing, large *Tilia cordata* on this property line are to remain.

HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

OWNER NAME: John Brooke	DATE: 7/14/2020
ADDRESS: 255 Main Street, Concord, MA 01742	PROJECT: Brooke Residence

Siting	Description	Approved	Disapproved
Size	Building: 1st Floor: 3,716 sq. ft. 2nd Floor: 3,388 sq. ft. Total 7,104 sq. ft. Attic 596 sq. ft. not included as no head height over		
Height	Existing Main House 30'-8" to peak of roof Proposed Addition 25'-5" to peak of roof		
Massing(Relationship to Lot Size)	Existing : 11.4% 3,819 sq. ft. Proposed: 11.4% 3,819 sq. ft.		
Volume calculation of existing and proposed construction (include outbuildings).	Existing: 64,440 cu. ft Proposed: 67,485 cu. ft.		
Grading Drainage	Minimal grade change. No change to drainage.		
Relationship to Surroundings & Neighborhood	North (front) East and West Elevations all visible from Main Street. The South (rear) Elevation is not visible from any public way. No proposed changes to East Elevation.		

Architecture

Siding/Trim Shutters	Siding: Cedar clapboard, 4" exposure, painted to match body color of house. Trim: cedar/boral trim, painted to match trim of house. Shutters: to match color and style		
Windows/ True Divided Lite	Marvin Ultimate Double Hung, wood frame, clad sash, 5/8" Simulated Divided Lights (SDL) cladding color to be Ebony.		
Doors/Storm Hardware	Marvin Swinging French Doors, clad units, 5/8" SDL, cladding color to be Ebony, Door.		
Chimneys Masonry	N/A		
Porches/Entries Landings	Modification of rear deck from Connector, not visible from Main Street		
Exterior Lighting Fixtures Wattage	No additional lighting visible from Main Street Infill existing Screen Porch and make interior space		
Roof: Type:Color	Asphalt Roofing- match existing color and style.		
Gutters/ Downspouts	New gutters to be Fiberglass, to match existing K Style profile, color to be white. Downspout to be rectangular PVC, color to be white.		
Paint-Sample	Match existing paint color for body color, trim and shutters		
Foundation Material/Exposure	Concrete sonotubes under new deck, not visible from Main Street		

Site Work

Structures (Includes lighting)	Modified deck on East Elevation, obscured from view from Main Street by existing fencing. No additional lighting.		
Driveway/Walks	Driveway unchanged. Replace front North Elevation crushed stone walk with brick. Any modified rear South Elev. to be bluestone, not visible from Main St.		
Curbing	N/A		
Fences/Walls Materials	Rear Fieldstone walls to match existing on site, not visible from Main St. Front Fence to remain, gates to be relocated, Replace with Prop. Line fence: See precedent image		
Landscaping (Mark trees to be removed; show size & species. Describe grading plans.)	Remove 5 diseased Hemlocks, under 21" DBH Very little grade change, see plan		