

APPENDIX FOR REFERENCE: OCTOBER 2019 PRESENTATION

All requested changes were approved

15 MONUMENT STREET, CONCORD, MA

Requested changes by
Patrick McWhinney

Submitted on October 15, 2019



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HISTORY OF 15 MONUMENT

HISTORIC TIMELINE OF 15 MONUMENT

1780

- **Built** by Elnathan Jones as a wing on his house located at **140 Main Street**

1793

- **Moved to 22 Monument Street.** Here it was first **used as a store by Henry David Thoreau's father John,** with the Thoreau family living upstairs

1850

- **Moved to current location**
- Occupied by **Judge John Keyes,** who was appointed U.S. Marshal prior to the Civil War where his duties included the **protection of Abraham Lincoln at his inauguration and his Gettysburg Address**

1941

- **F.H.Trumbull Country Store** opened

1987

- Becomes **The Nature Company**
- **Exterior lighting** is updated
- **Back staircase** is added

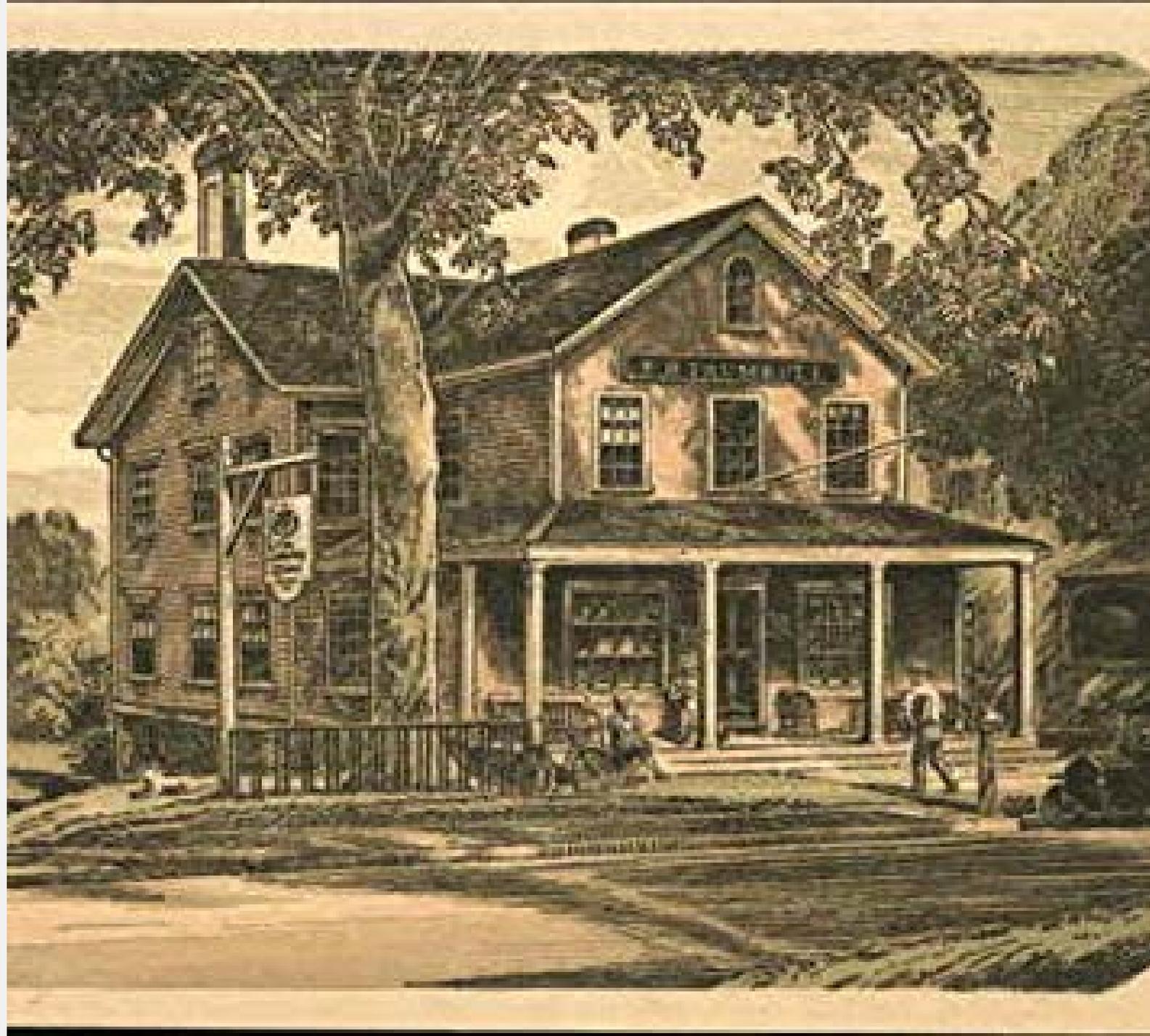
1996

- Becomes **The Cottage,** a furniture store
- **Repair front deck**

2019

- **McWhinneys purchase 15 Monument**

HISTORIC PHOTO



F.H. TRUMBULL
COUNTRY STORE
1947



THE COUNTRY STORE,
CONCORD, MASSACHUSETTS

April 17-1947

F.H. TRUMBELL
COUNTRY STORE



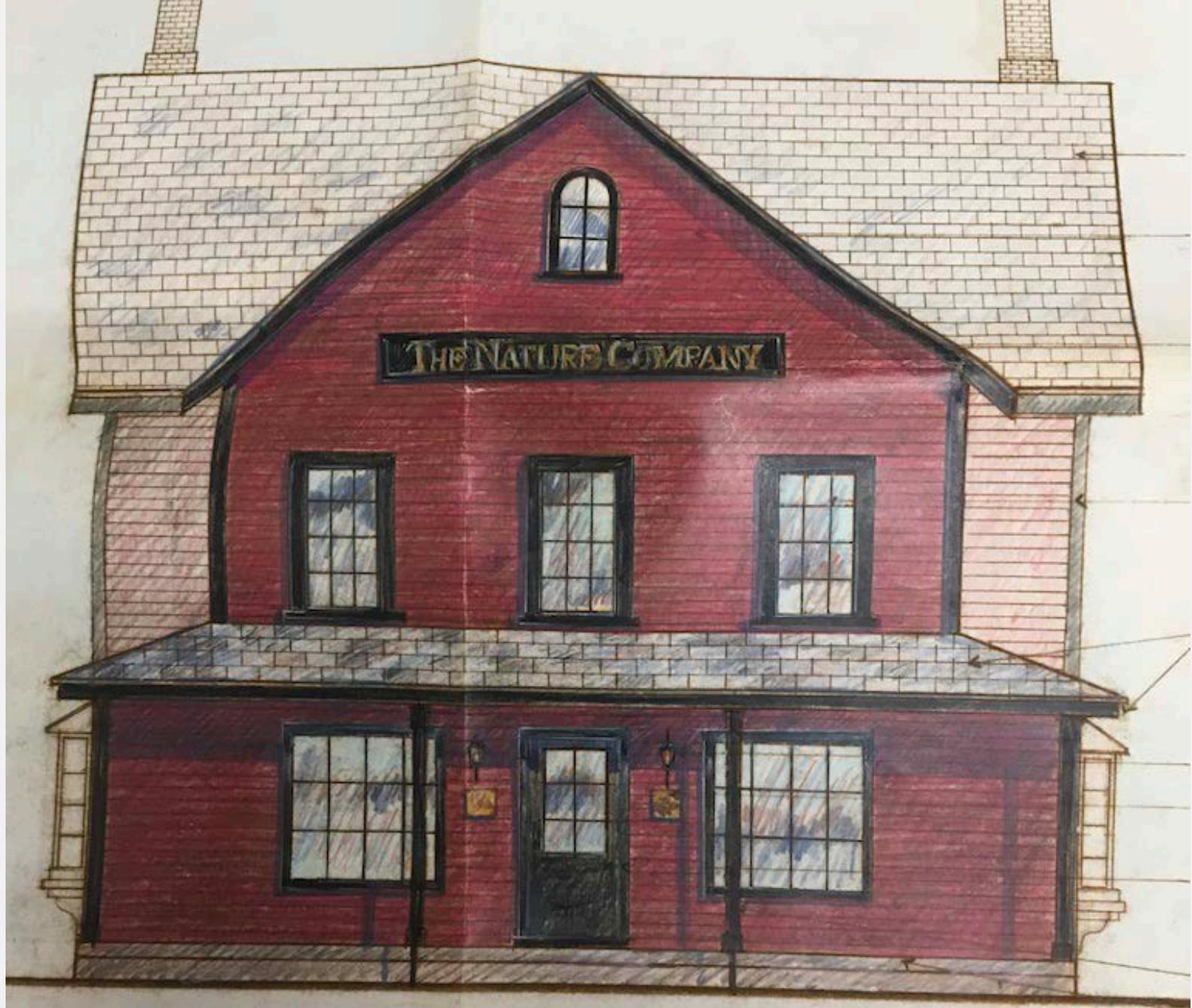
POLAROIDS OF
F.H. TRUMBELL
COUNTRY STORE
(ESTIMATED 1970'S)



F.H.. TRUMBULL
COUNTRY STORE
1987



DRAWINGS OF
THE NATURE COMPANY
1987



THE COTTAGE
1996



2019



ROOF & GUTTERS

2

2

ROOF & GUTTER REQUESTS

- 4 REQUESTS:
 1. Change asphalt roof to slate on back of building
 2. Put copper roof where currently asphalt on porch roof and back door overhang
 3. Put snow guards over the front door, handicap ramp, and back entrance for safety
 4. Replace all gutters and downspouts with copper gutters & downspouts

2

ROOF REQUEST #1: CHANGE ASPHALT ROOF TO SLATE ON BACK ROOF



Current slate on building



This part of the roof is asphalt. We are asking permission to replace the asphalt to match the slate on rest of roof. The slate will match the existing slate.

“According to J.S. Keyes, this house had not only the first bay window in Concord, but also the first slate roof and dumb waiter.”

- Massachusetts Cultural Resource Information System re: 15 Monument Street

2

ROOF REQUEST #2: PUT COPPER ROOF WHERE CURRENTLY ASPHALT



#1: Lower roof line of front of building



#2: Back entrance



#3 - #4: Top of East-facing bay window & top of West-facing bay window

2

ROOF REQUEST #2: COPPER ROOF SPECIFICATIONS



Picture of proposed copper type & pattern

LOWER FRONT ROOF SPECIFICATIONS

- REMOVE EXISTING ASPHALT ROOFING
- FLAT LOCK COPPER:
- PANEL SIZE: 24"X18"BLANK SIZE
- HENRY BITUTHENE UNDERLAYMENT PE-HT-200 HEAT RESISTANT
- 16-OUNCE RED COPPER

BAY WINDOW SPECIFICATIONS

- REMOVE EXISTING ROOFING
- FLAT LOCK COPPER:
- HENRY BITUTHENE UNDERLAYMENT - PE-HT-200 HEAT RESISTANT
- 16-OUNCE RED COPPER

REAR ENTRANCE ROOF SPECIFICATIONS

- REMOVE EXISTING ROOFING
- STANDING SEAM COPPER:
- 1" DOUBLE LOCK STANDING SEAM
- HENRY BITUTHENE UNDERLAYMENT PE-HT-200 HEAT RESISTANT
- 16-OUNCE COPPER
- GUTTER, WITH SOLDERED APRON TO ROOF
- DOWNSPOUT

2 ROOF REQUEST #3: PUT SNOW GUARDS OVER ALL WALKWAYS FOR SAFETY



Roof over front stone walkway



Roof over handicap entrance ramp



Roof over rear entrance

2

ROOF REQUEST #3: SNOW GUARD SPECIFICATIONS



Proposed snow guards

- **SNOW GUARD SPECIFICATIONS (SHED ROOF)**
- *ALTERNATE #01 SNOW GUARDS FOR STANDING SEAM PANELS:*
- SOLDERED SNOW CONES

- **SNOW GUARD SPECIFICATIONS (LOWER FRONT ROOF)**
- *ALTERNATE #02 SNOW GUARDS FOR FLAT SEAM PANELS:*
- SOLDERED SNOW CONES AT FRONT AND SIDE STAIRS

2 REPLACE ALL GUTTERS & DOWNSPOUTS WITH COPPER GUTTERS & DOWNSPOUTS



Picture of old gutters & downspouts

2

ROOF REQUEST #4: COPPER GUTTER SPECIFICATIONS



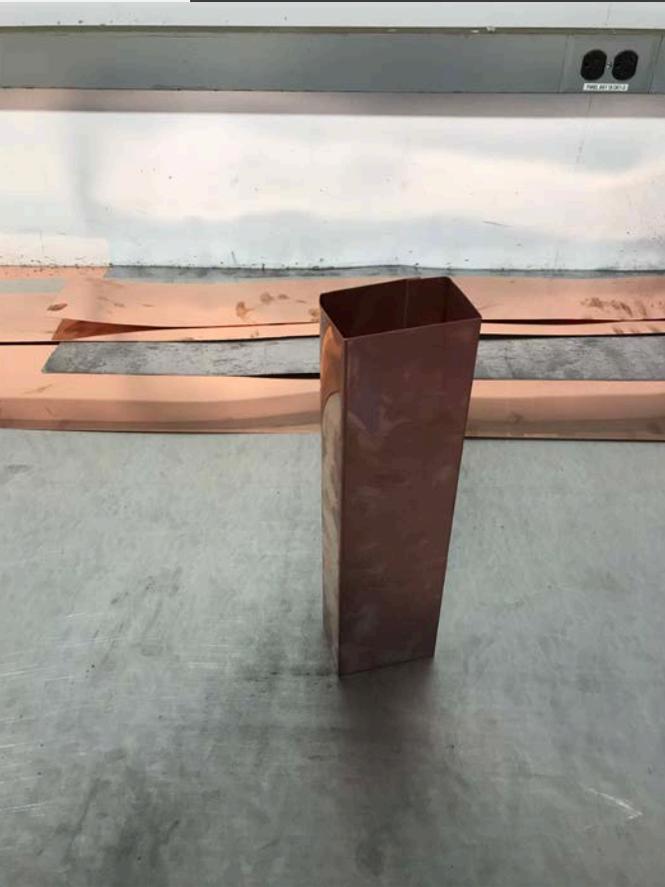
Picture of proposed new gutters

SPECIFICATIONS FOR GUTTERS

- FABRICATE AND INSTALL
- 16OZ RED COPPER
- 50/50 SOLDER
- 1/8"X1" COPPER BAR STOCK @ LEADING EDGE OF GUTTER
- 1/8"X1" COPPER HANGERS, SPACED 18" TO 20" APART, LAG TO ROOF
- INTEGRAL DRIP EDGE OF GUTTER, SOLDERED TO FLAT LOCK ROOF

2

ROOF REQUEST #4: COPPER DOWNSPOUT SPECIFICATIONS



SPECIFICATIONS FOR DOWNSPOUTS ON LOWER FRONT ROOF

- 16 OZ 2"X3" 16OZ COPPER SOLDERED OFFSETS

2

SUMMARY OF ROOF & GUTTER REQUESTS

- 4 REQUESTS:
 1. Change asphalt roof to slate on back of building
 2. Put copper roof where currently asphalt on porch roof and back door overhang
 3. Put snow guards over the front door, handicap ramp, and back entrance for safety
 4. Replace all gutters and downspouts with copper gutters & downspouts

WINDOWS

3

3

RESTORING EXISTING WINDOWS

- All windows will either be restored or replaced
- We plan to be restoring all windows in kind
- In cases where windows are too far gone to be repaired, we're custom building new windows through Boston Sash to replicate the old windows exactly

3

WINDOW REQUESTS

- REQUEST #1:
 - Put new storm windows on all windows
- REQUEST #2:
 1. #2A – North-facing windows
 1. #1: North-facing 3rd floor window
 2. #2: North-facing 1st floor window
 3. #3: North-facing basement floor window
 2. #2B – East-facing windows
 1. #4: East-facing 1st floor window on the left
 2. #5: East-facing 1st floor window on the right
 3. #6: East-facing 1st floor window in stairwell

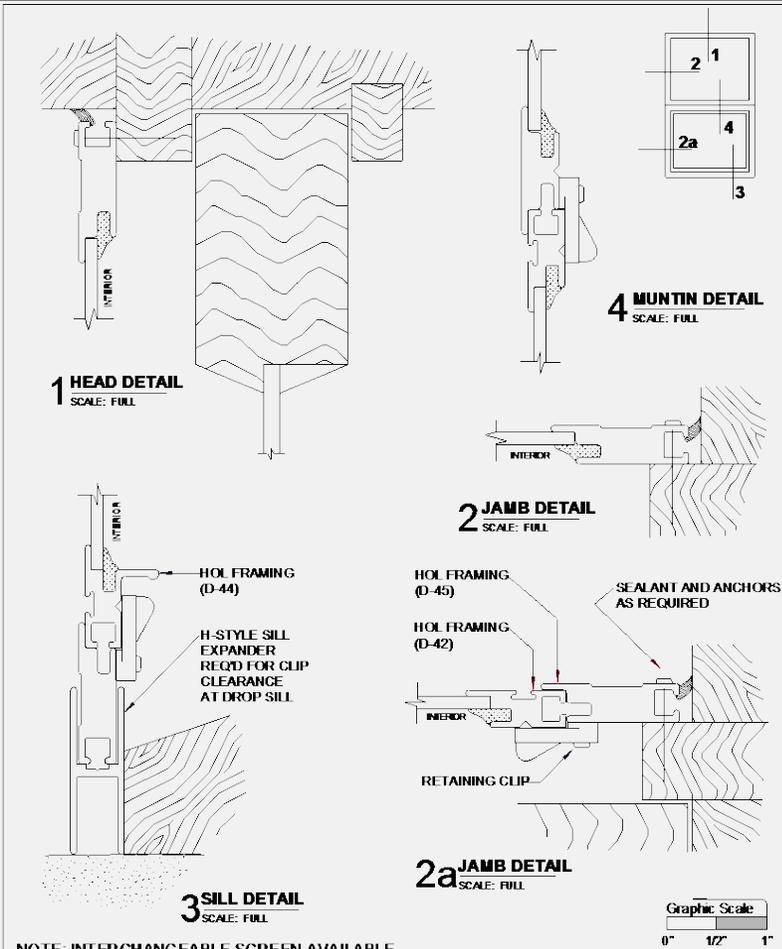
3

WINDOW REQUEST #1: PUT NEW STORM WINDOWS ON ALL WINDOWS

- We are requesting to put new storms on all of the windows
- There are 4 windows at the front of the building (the 2 bay windows and the 2 big windows on the front porch entrance) where we will put storms on the inside
- All other storms will be put on the outside
- All storms are Allied Window Performance Panel storms
- All storms will be painted black

3

STORM WINDOW SPECIFICATIONS



NOTE: INTERCHANGEABLE SCREEN AVAILABLE

PRODUCT: HISTORIC ONE LITE • HOL-B BOTTOM REMOVABLE PANEL

DWG. NO. **H-3**

Allied Window
Performance Panels™

11111 CAMEL ROAD • CINCINNATI, OH 45241 • P/E: 800-445-5411, 513-559-1212 • F/A/C: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com

3

NEW WINDOW REQUEST #2A: 3 NEW NORTH-FACING WINDOWS

- REQUEST #2a: 3 new North-facing windows
- All windows will be custom-built to match various existing windows exactly

3

NEW WINDOW REQUEST #2A: 3 NORTH-FACING WINDOWS



North-facing side of the building as it is right now



View from the street of the North-facing side of the building

3

NEW WINDOW REQUEST #2A: 3 NORTH-FACING WINDOWS



Proposed locations for 3 new windows



Picture of what 3 new windows will look like

3

NEW WINDOW REQUEST #2A: WINDOW #1



Window #1: Will be an exact replica of what's on the South-side of the building



Picture of corresponding window on South-side of the building

“When built, it had what is said to have been Concord’s first bay window at the first story, and double, round-headed windows at the second and attic stories.”

- Massachusetts Cultural Resource Information System re: 15 Monument Street

3

NEW WINDOW REQUEST #2A: WINDOW #2



Window #2: Will be a smaller replica of the window above it



Picture of window above it

3

NEW WINDOW REQUEST #2A: WINDOW #3



Window #3: Will be double-hung window to match originals at foundation



Will match the double-hung original foundation window (behind boarded-up window)

3

NEW WINDOW REQUEST #2B: 3 EAST-FACING WINDOWS

- REQUEST #2b: 3 new East-facing windows
- All windows will be custom-built to match various existing windows exactly

3

NEW WINDOW REQUEST #2B: 3 EAST-FACING WINDOWS



East-facing side of the building as-is

Proposed locations of 3 new windows

3

NEW WINDOW REQUEST #2B: 3 EAST-FACING WINDOWS DRAWN-IN



3

NEW WINDOW REQUEST #2B: WINDOW #4



Window #4: Will be an exact replica of the windows to the right and left of it



Windows that it will replicate

3

NEW WINDOW REQUEST #2B: WINDOW #4



Window #4: Will be symmetrical with the window directly across from it on the West-side of the house



Picture of corresponding window on the opposite wall on the West-side of the building

3

NEW WINDOW REQUEST #2B: WINDOW #5



Window #5: Will be an exact replica of the window above it

3

NEW WINDOW REQUEST #2B: WINDOW #6



Window #6: Will be an exact replica of the one above it in the stairwell

3

WINDOW REQUESTS

- REQUEST #1:
 - Put new storm windows on all windows
- REQUEST #2:
 1. #2A – North-facing windows
 1. #1: North-facing 3rd floor window
 2. #2: North-facing 1st floor window
 3. #3: North-facing basement floor window
 2. #2B – East-facing windows
 1. #4: East-facing 1st floor window on the left
 2. #5: East-facing 1st floor window on the right
 3. #6: East-facing 1st floor window in stairwell

NEW ENTRANCES

4

4

OVERVIEW OF NEW ENTRANCES

- **Overview:**
 - We are in the process of deciding whether or not to put in an elevator in the building. Based on whether or not we put one in, this creates two different scenarios for the front and back entrances to the building
- **Scenario #1: We do not put in an elevator. We make the front porch ADA compliant with a new ramp to the 1st floor and make a handicap accessible entrance to the basement.**
 - If we do not have an elevator in the building, the main entrance for people who need handicap accessibility is the current ramp at the front of the building
 - However, the current ramp at the front of the building is not ADA compliant because of the threshold (there is both a curb at the top of the ramp and a step up from the porch into the building).
 - To make the ramp ADA compliant, we have to re-build the porch (raise it up) and the ramp (fix the threshold issue)
 - Additionally, the current proposed use for the basement is storage. However, we can imagine a time in the future where we would want to use it for a different purpose and provide handicap accessibility. In that case, there needs to be a handicap accessible ramp at the back of the building as well as at the front
- **INSERT language – change wording here based on whether or not there is an elevator. If elevator, entrance is obviously to give people access to the elevator. If no elevator, then need to say it's for a possible future use.**
- **2 REQUESTS:**
 - Build an ADA compliant exterior ramp into the basement
 - Build a new entrance door to the basement

4

OVERVIEW OF NEW ENTRANCES

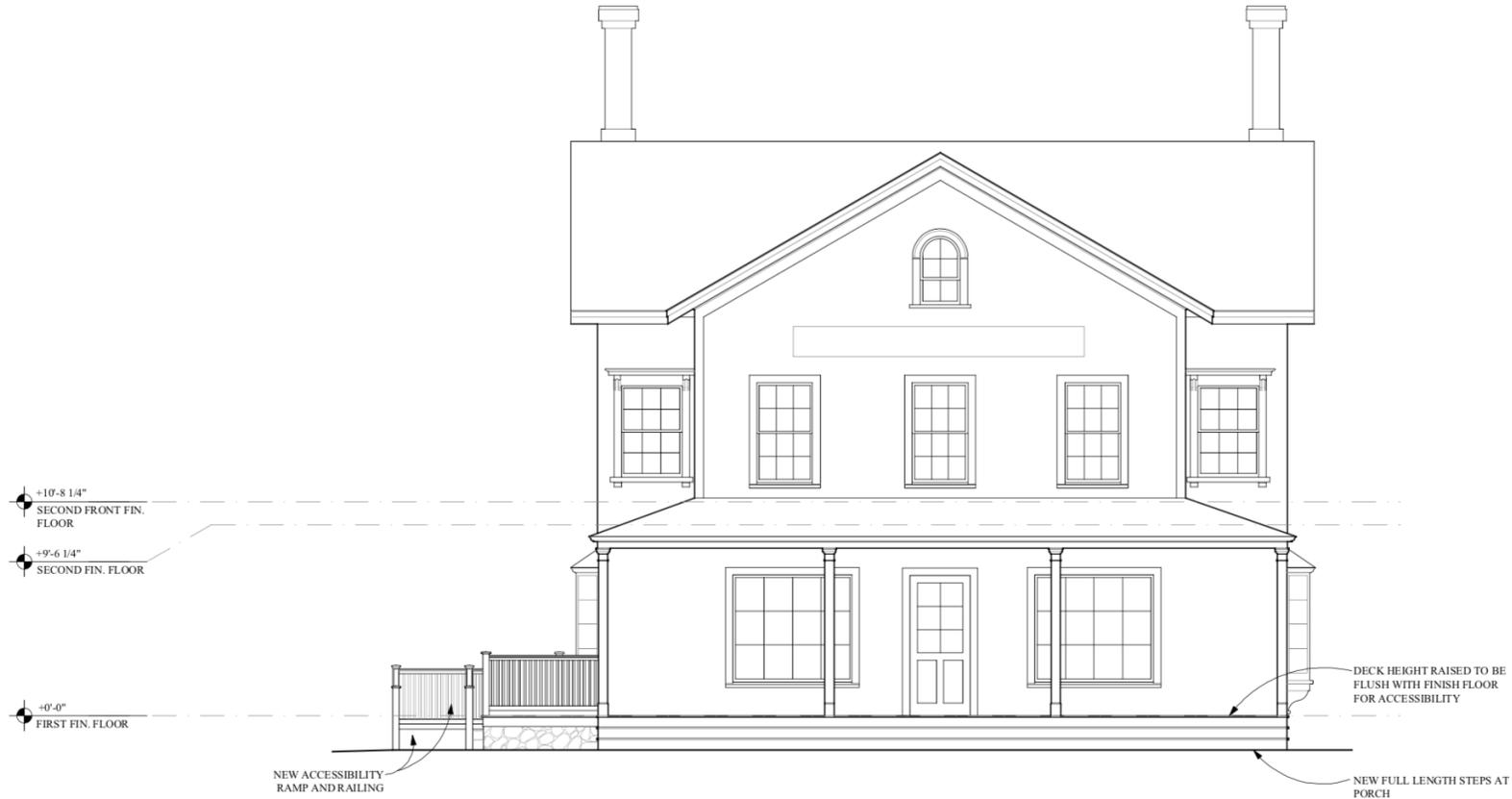
- **Scenario #2: We do put in an elevator. We create a new handicap accessible ramp at the back of the building to access the elevator.**
 - If we put in an elevator, people who need handicap accessibility can use the elevator to enter the building.
 - To access the elevator, handicap accessible people will need to enter from the back of the building
 - This would create a need for a new entrance at the back of the building
- At the time of submission for this application we are not sure which scenario will play out, so we are submitting documentation for each scenario. That said, by the time of the hearing, it's likely we will know which direction we are going in and can focus our time discussing that scenario..

4 SCENARIO #1: WE DO NOT PUT IN AN ELEVATOR

- 7 REQUESTS:
 - Put in a new handicap accessible ramp and railing which extends back along the side of the building rather than out towards the driveway, allowing for an ADA appropriate slope
 - Raise the front porch to the level of the first floor
 - Put new full-length steps at the front porch
 - Put in new rear entry door
 - Put in new rear handicap accessible ramp
 - Remove current handicap accessible ramp
 - Remove current bike rack

4

SCENARIO #1: SOUTH-FACING VIEW



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4

SCENARIO #1: WEST-FACING VIEW



4

SCENARIO #1: NORTH-FACING VIEW



4

SCENARIO #1: EAST-FACING VIEW



4

SCENARIO #1: SPECIFICATIONS

- Specifications
 - Ramps will be done in wood and in a similar style to existing ramps
 - Ramps will be painted black
 - Front porch will mimic exactly what's there right now
 - Front steps will mimic exactly what's there right now
 - New entry door will copy the rear entry door that's there right now

4

SCENARIO #2: WE DO PUT IN AN ELEVATOR

- 5 REQUESTS:
 - Put in new entrance at lower, accessible level at the back of the building. Single door vs. double door.
 - Put in new accessible ramp & rail at the back of the building
 - Put in new dormer for elevator overrun (2 options)
 - Remove existing ramp
 - Remove existing bike rack

4

SCENARIO #2: SOUTH-FACING VIEW



4

SCENARIO #2: WEST-FACING VIEW



4

SCENARIO #2: NORTH-FACING VIEW



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4

SCENARIO #2: EAST-FACING VIEW (DORMER #1 – SMALLEST VISUAL IMPACT)



4

SCENARIO #2: EAST-FACING VIEW (DORMER #2 – MIMICS THE WINDOWS)



4

SCENARIO #2: SPECIFICATIONS

- Specifications
 - New entrance doors will mimic what's there right now, but a single door vs. a double
 - Ramps will be done in wood and in a similar style to existing ramps
 - Ramps will be painted black
 - Dormer will match window casings as much as possible

4

SUMMARY OF NEW ENTRANCE REQUESTS

- 7 REQUESTS FOR SCENARIO # 1 (NO ELEVATOR):
 - Put in a new handicap accessible ramp and railing
 - Raise the front deck height to be flush with finish floor for accessibility
 - Put new full-length steps at the front porch
 - Put in new rear entry door
 - Put in new rear handicap accessible ramp
 - Remove current handicap accessible ramp
 - Remove current bike rack

4

SUMMARY OF NEW ENTRANCE REQUESTS

- 5 REQUESTS FOR SCENARIO #2 (ELEVATOR):
 - Put in new entrance at lower, accessible level at the back of the building. Single door vs. double door.
 - Put in new accessible ramp & rail at the back of the building
 - Put in new dormer for elevator overrun (2 options)
 - Remove existing ramp
 - Remove existing bike rack

EXTERIOR LIGHTING UPDATES

5

5

EXTERIOR LIGHTING REQUESTS

- 4 REQUESTS:
 - Update exterior sconces on either side of the front door of the building
 - Replace sconce on the right-hand side of the back door
 - Put matching sconce on the left-hand side of the back door
 - Add 2 sconces on either side of the new basement entrance door

NOTES: All exterior sconces will be the exact same as one another. This is the exact same sconce type that has already been approved by the Historical Commission for our use at 25 Barnes Hill Road, Concord

5 EXTERIOR LIGHTING REQUEST #1:
UPDATE SCONCES ON EITHER SIDE OF FRONT DOOR OF THE
BUILDING



Old exterior sconces

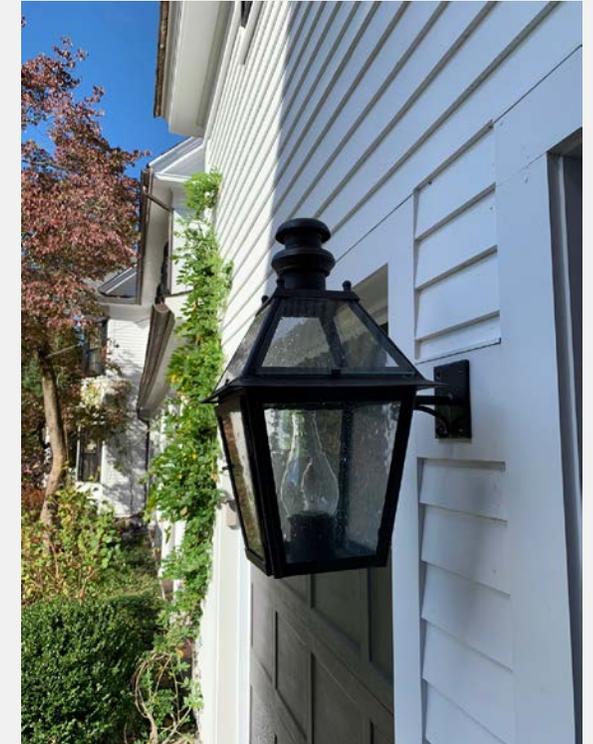


Proposed new exterior sconces

5 EXTERIOR LIGHTING REQUEST #1: UPDATE SCONCES ON EITHER SIDE OF FRONT DOOR OF THE BUILDING

- Proposed lighting specifications
 - All lanterns are 18" H x 10" W
 - Bronzed copper finish
 - Clear seeded glass
 - Maximum 100 watt bulb

Note: This same lantern has already been approved by the Historical Commission for use at our property at 25 Barnes Hill Road



Same lantern at our house at 25 Barnes Hill Road

5

EXTERIOR LIGHTING REQUEST #2: REPLACE LIGHT ON THE RIGHT HAND SIDE OF BACK DOOR

- REQUEST #2: Replace the light that is missing from the right hand side of the back door of the building



Picture of current spot with wiring but no light fixture



Picture of proposed lantern (exact same as one proposed for front of building)

**5 EXTERIOR LIGHTING REQUEST #3:
PUT MATCHING LIGHT ON THE LEFT-HAND SIDE OF BACK
DOOR**



Picture of current left-side of back door with no matching lantern



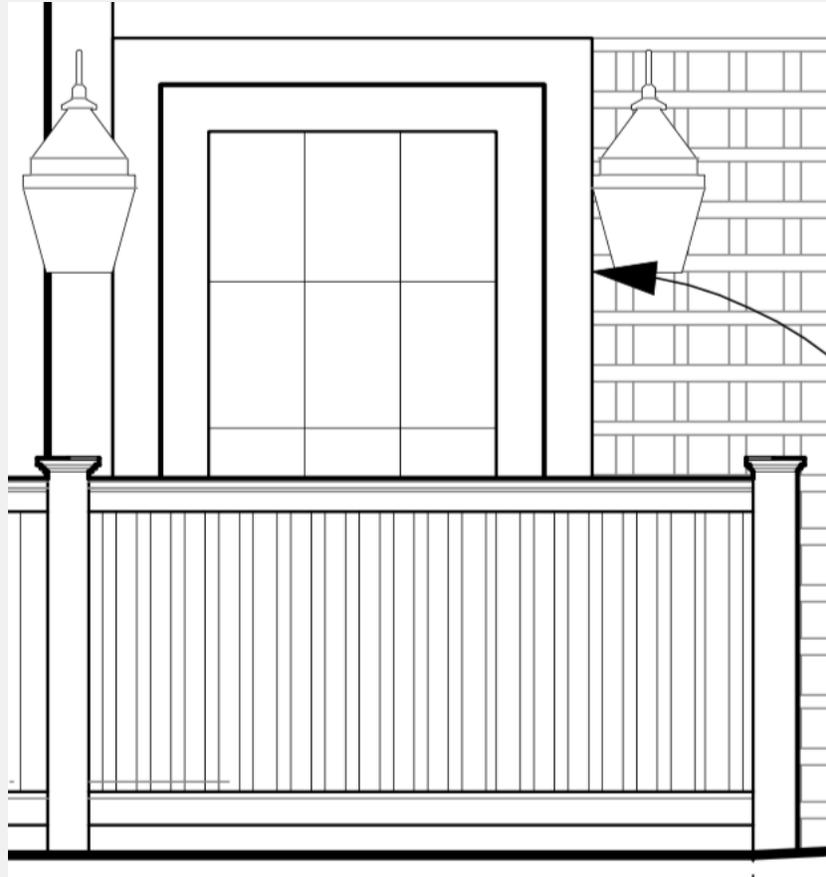
Picture of proposed light (exact same as one proposed for front side of building)

5

EXTERIOR LIGHTING REQUEST #4:
PUT 2 LIGHTS ON EITHER SIDE OF NEW BASEMENT
ENTRANCE DOOR (IF SCENARIO #1 – NO ELEVATOR)



Picture of current spot right now



Drawing of proposed new lights



Picture of proposed light (same as front side of building)

5

SUMMARY OF EXTERIOR LIGHTING REQUESTS

- 4 REQUESTS:
 - Update exterior sconces on either side of the front door of the building
 - Replace sconce on the right-hand side of the back door
 - Put matching sconce on the left-hand side of the back door
 - Add 2 sconces on either side of the new basement entrance door (IF SCENARIO #1 with NO ELEVATOR)

NOTES: All exterior sconces will be the exact same as one another. This is the exact same sconce type that has already been approved by the Historical Commission for our use at 25 Barnes Hill Road, Concord

STONENWORK UPDATES

6

6

STONework UPDATES REQUESTS

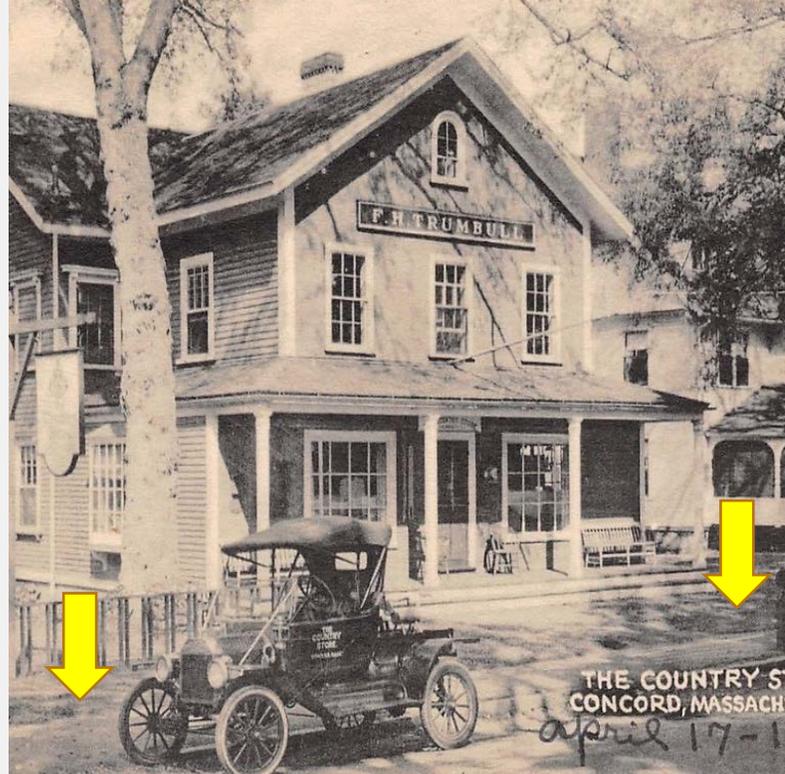
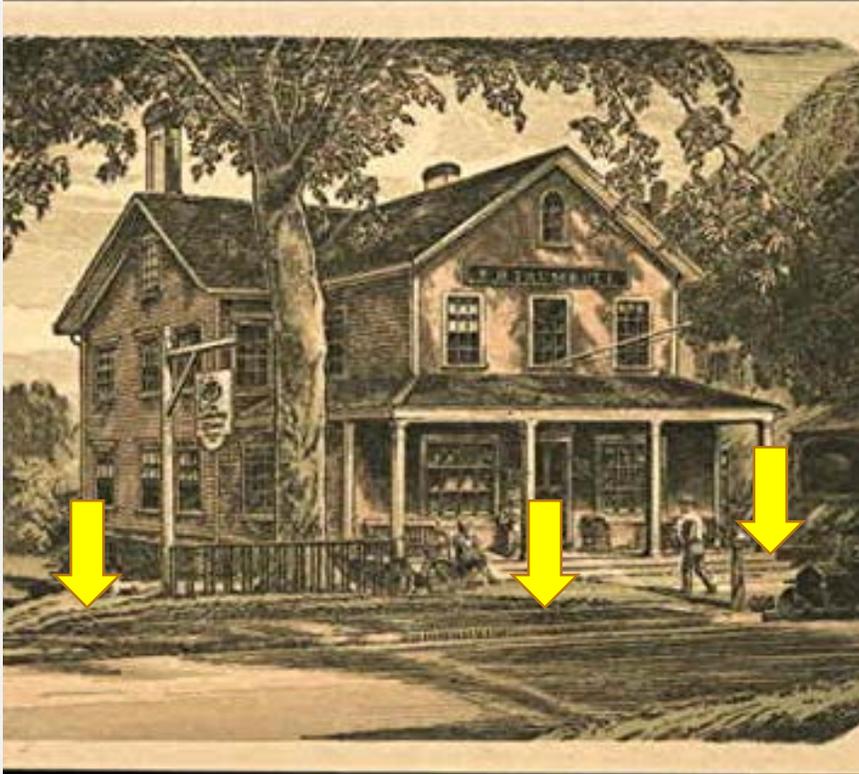
- 3-4 REQUESTS:
 - Return the brick at the front of the building to grass
 - Replace the current, uneven stones with new granite flagstone ones
 - Install a granite post to replace the metal post on the south side of the house by the driveway
 - If we go with Scenario #1 for the new entrances (no elevator)
 - Put in a walkway from the handicap ramp out to the sidewalk with the same granite flagstones that we have proposed for the main walkway

**6 STONework UPDATES REQUEST #1:
RETURN THE BRICK AT THE FRONT OF THE BUILDING TO
GRASS, EXCEPT FOR THE STONE WALKWAY**



6

HISTORIC PHOTOS OF TOTAL GRASS



6

HISTORIC PHOTOS OF PARTIAL GRASS



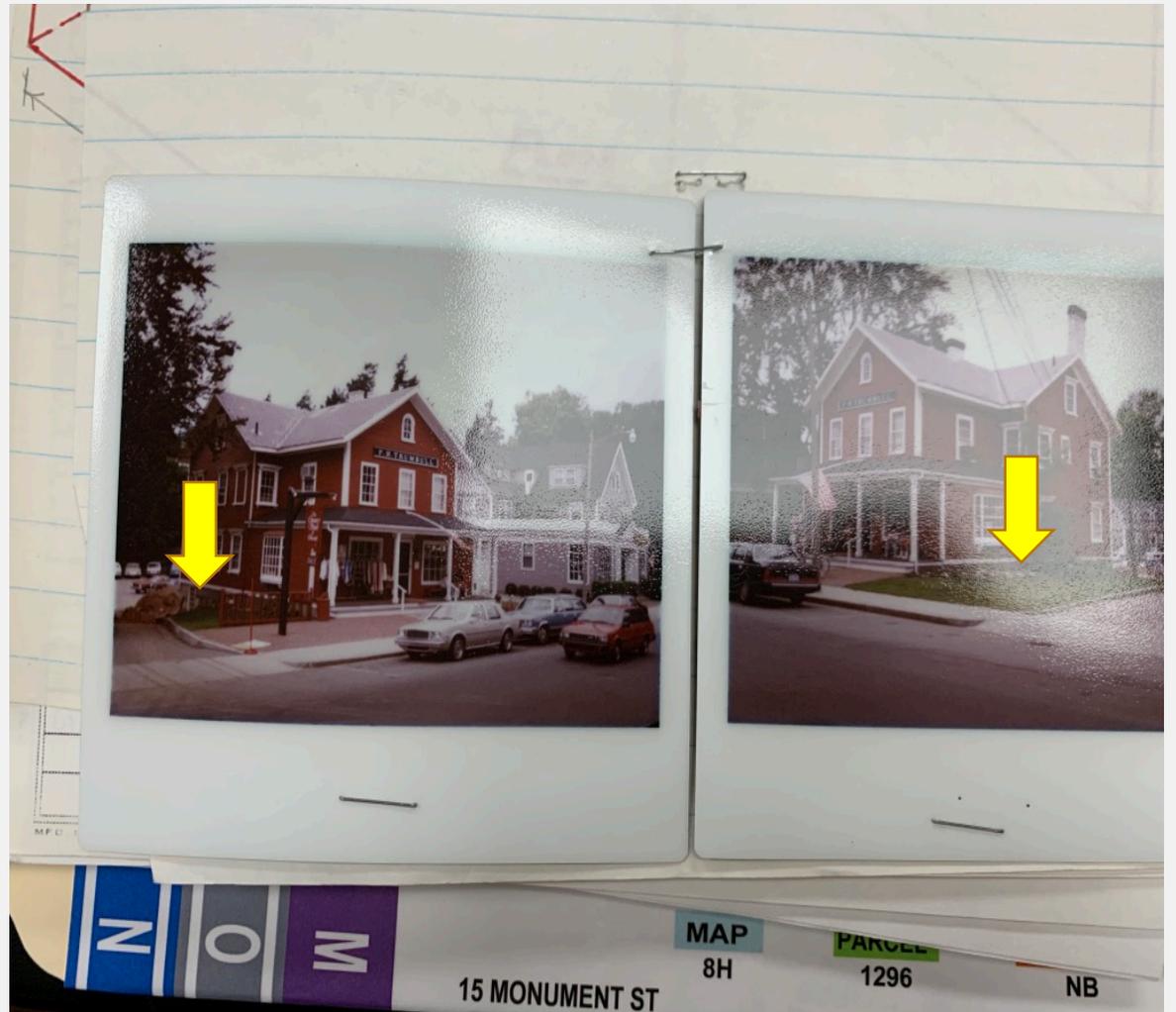
6 HISTORIC PHOTOS OF PARTIAL GRASS, CONT.



FRONT ELEVATION



WESTERLY ELEVATION



6 STONework UPDATES REQUEST #2: REPLACE CURRENT, UNEVEN STONE WALKWAY WITH NEW STONES



Current walkway (uneven, unsafe, & in need of replacement)

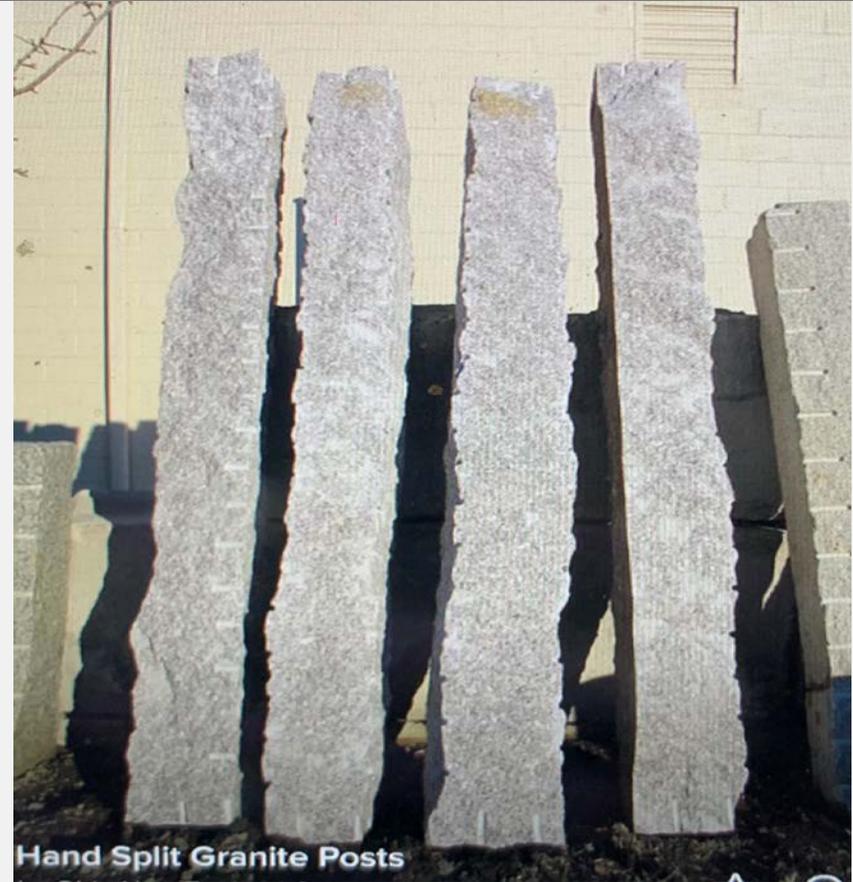


We are proposing to replace it with granite pavers, ideally reclaimed and as large sizes as possible

**6 STONework UPDATES REQUEST #3:
INSTALL GRANITE POST TO REPLACE METAL POST ON
SOUTH-SIDE OF HOUSE BY THE DRIVEWAY**

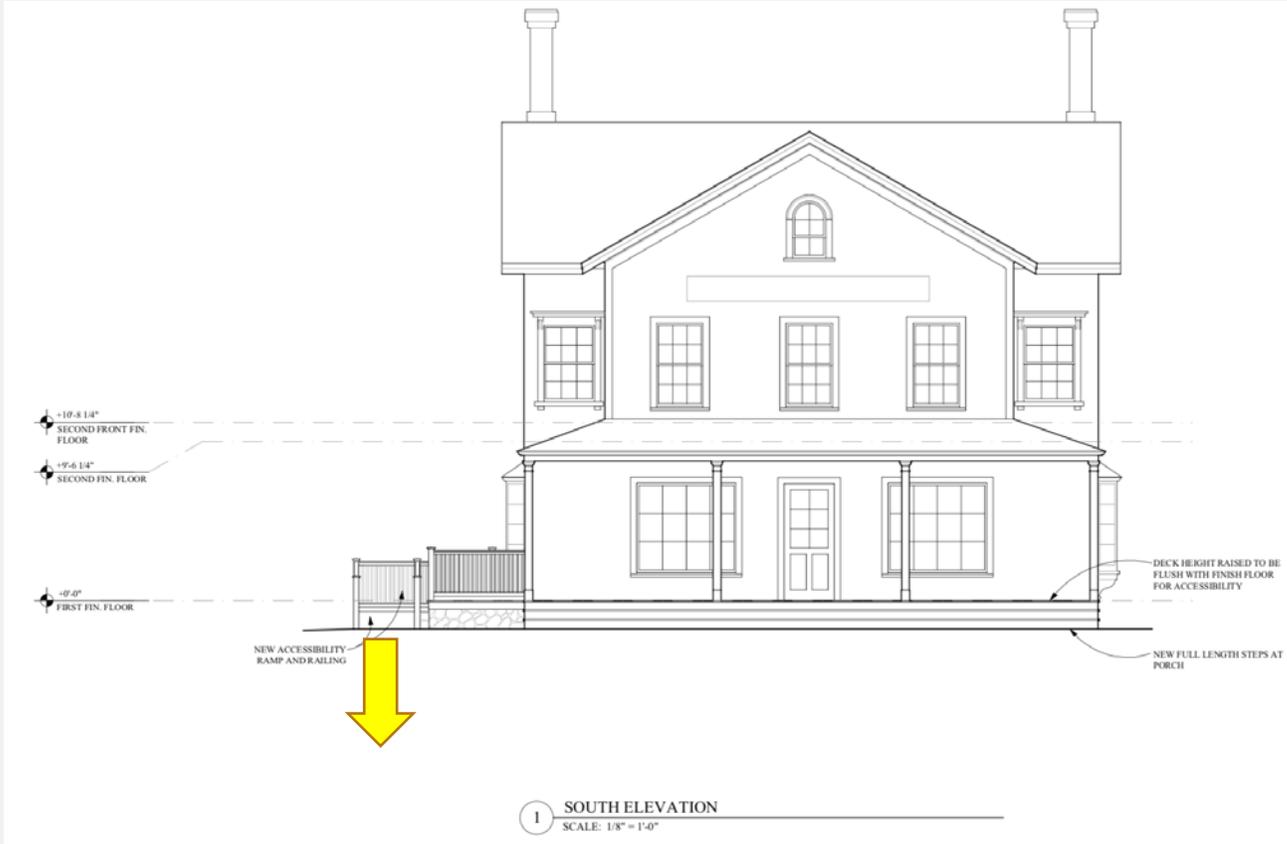


Metal post on south-side of house by driveway



We are proposing to replace it with a single hand split granite post of a similar height and roughly 8 inches squared

6 STONework UPDATES REQUEST #4: PUT IN NEW GRANITE FLAGSTONE WALKWAY FROM RAMP TO SIDEWALK (IF WE GO WITH SCENARIO #1)



New walkway from ramp out to the sidewalk

We are proposing to do it in the same granite pavers that we would use for the main walkway to the front entrance

6 SUMMARY OF STONework UPDATES REQUESTS

- 3-4 REQUESTS:
 - Return the brick at the front of the building to grass
 - Replace the current, uneven stones with new granite flagstone ones
 - Install a granite post to replace the metal post on the south side of the house by the driveway
 - If we go with Scenario #1 for the new entrances (no elevator)
 - Put in a walkway from the handicap ramp out to the sidewalk with the same granite flagstones that we have proposed for the main walkway

SUMMARY OF ALL REQUESTS

7

SUMMARY OF ALL REQUESTS

- ROOF & GUTTER REQUESTS (4):
 1. Change asphalt roof to slate on back of building
 2. Put copper roof where currently asphalt on porch roof and back door overhang
 3. Put snow guards over the front door, handicap ramp, and back entrance for safety
 4. Replace all gutters and downspouts with copper gutters & downspouts
- WINDOW REQUESTS (7):
 1. Put new storm windows on all windows
 2. New North-facing 3rd floor window (#1)
 3. New North-facing 1st floor window (#2)
 4. New North-facing basement floor window (#3)
 5. New East-facing 1st floor window on the left (#4)
 6. New East-facing 1st floor window on the right (#5)
 7. New East-facing 1st floor window in stairwell (#6)

SUMMARY OF ALL REQUESTS

- NEW ENTRANCE REQUESTS FOR SCENARIO #1 (NO ELEVATOR) (7)
 - Put in a new handicap accessible ramp and railing
 - Raise the front deck height to be flush with finish floor for accessibility
 - Put new full-length steps at the front porch
 - Put in new rear entry door
 - Put in new rear handicap accessible ramp
 - Remove current handicap accessible ramp
 - Remove current bike rack
- NEW ENTRANCE REQUESTS FOR SCENARIO #2 (ELEVATOR) (5)
 - Put in new entrance at lower, accessible level at the back of the building. Single door vs. double door.
 - Put in new accessible ramp & rail at the back of the building
 - Put in new dormer for elevator overrun (2 options)
 - Remove existing ramp
 - Remove existing bike rack

SUMMARY OF ALL REQUESTS

- EXTERIOR LIGHTING UPDATE REQUESTS (4):
 - Update exterior lighting at the front of the building
 - Replace light on the right-hand side of the back door
 - Put matching light on the left-hand side of the back door
 - Put 2 lights on either side of the new basement entrance door
- STONework UPDATE REQUESTS (3-4):
 - Return the brick at the front of the building to grass
 - Replace the current, uneven stones with new granite flagstone ones
 - Install a granite post to replace the metal post on the south side of the house by the driveway
 - If we go with Scenario #1 for the new entrances (no elevator), then:
 - Put in a walkway from the handicap ramp out to the sidewalk with the same granite flagstones that we have proposed for the main walkway

2

SNOW GUARD PLACEMENT



HISTORY OF 15 MONUMENT STREET

- The building was originally built by Elnathan Jones in 1780 as a wing on his house located at 140 Main Street
- Jones kept a store in this portion of his house and after his death in 1793 this section was moved to 22 Monument Street. Here it was first used as a store by Henry David Thoreau's father John, with the Thoreau family living upstairs
- The house then served as law offices for Judge John Keyes with his family living upstairs. Keyes was appointed U.S. Marshal prior to the Civil War where his duties included the protection of Abraham Lincoln at his inauguration and his Gettysburg Address
- In 1850 it was finally moved for the last time to its current location. It was occupied by various families throughout the late 1800s and early 1900s, including Herbert and Blanche Townsend and William Buttrick (Concord's first policeman)
- The Trumbull-Locke Country Store opened in 1941 and remained in business until 1987, when it became an outpost for The Nature Company.
- In 1996 The Cottage took ownership until we purchased the building in July, 2019

RENOVATION HISTORY OF 15 MONUMENT STREET

- The building has gone through various updates with each new owner
- The earliest plans that are on record are when The Country Store was replaced by The Nature Company in 1987
 - Mainly cosmetic changes and updates occurred included new signage, roof repairs and front porch repairs
 - The Nature Company also added outside light fixtures (hurricane style), which the building did not have prior
 - When The Cottage became owners, they also installed new signage as well as repairing the deck which was in disrepair