



15 PROPERZI WAY
SOMERVILLE, MA
02143-3228

617-666-8585

www.johnson-roberts.com

September 21, 2020

Concord Historical Districts Commission
141 Keyes Road
Concord, MA 01742

**Re: Application for Amendment to Certificate of Appropriateness #19-48
On-Site Accessible Parking**

This application is for proposed amendment to Certificate of Appropriateness Number 19-48, dated September 5, 2019, to provide on-site accessible parking and associated landscape changes. An extension was granted for this Certificate of Appropriateness on February 6, 2020 as the project was being appealed, and it was previously amended on August 6, 2020. No changes other than those detailed in the application and accompanying documents are being proposed, and this application is limited to the areas proposed to be amended.

Please find enclosed a thumb-drive with the following documents for the Application for Amendments to Certificate of Appropriateness #19-48 for the Concord Free Public Library at 151 Main Street:

- Application for a Certificate of Appropriateness
- Historic District Commission New Construction Checklist
- Description of Proposed Work
- Materials List
- Site Plans including Proposed Amendment
- Site Lighting including Proposed Amendment
- Rendering of the Proposed Amendment from Main Street
- Parking Options considered by the Library Corporation
- List of Pro's and Con's for Parking Options

In accordance with the Town's Covid-19 application procedures, no prints of the large-format drawings are being submitted. The original signed Application for Certificate of Appropriateness and two hard copies of all other documents are enclosed.

Please contact me if any additional information is required.

Thank you,

A handwritten signature in blue ink, appearing to read "Michael Bellefeuille".

Michael Bellefeuille, AIA
Associate



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: 9/21/2020

Property Address: 151 Main Street Map#: 9G Parcel #: 0796

Historic District: Main Street Year Built: 1797

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)

This application is for proposed amendments to Certificate of Appropriateness Number 19-48, dated September 5, 2019, for which an extension was granted on February 6, 2020 as the project was being appealed, as previously amended on August 6, 2020. This application does not include any proposed amendments to the scope of Demolition or Painting; those are items are checked above only because they were part of Certificate of Appropriateness Number 19-48.

See attached Description of Proposed Work.

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: Concord Free Public Library Corporation Telephone: 978-790-3710

Address: 129 Main Street, Concord, MA 01742 Email: mbellefeuille@johnson-roberts.com

Signature of Applicant: _____

Property Owner: Concord Free Public Library Corp. Telephone: 978-790-3710

Address: 129 Main Street, Concord, MA 01742 Email: jeff@jwadamsinc.com

Signature of Property Owner: _____

Architect: Johnson Roberts Associates, Inc. **Telephone:** 617-666-8585
Contractor: C.E. Floyd Company, Inc. **Telephone:** 781-325-0065

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: |

HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

| | |
|---|----------------------------------|
| OWNER NAME: Concord Free Public Library Corporation | DATE: September 21, 2020 |
| ADDRESS: 151 Main Street | PROJECT: Library 151 Main Street |

| Siting | Description | Approved | Disapproved |
|--|---|----------|-------------|
| Size | Existing Library: 41,500 GSF Existing House & outbuildings: 9,000 GSF Proposed Addition: 10,000 GSF Proposed Total: 58,000 GSF | | |
| Height | Existing Library: 48' above grade (max) Existing Library: 27' above grade (max) Proposed: no change | | |
| Massing(Relationship to Lot Size) | Existing FAR (129 & 151 Main St combined): .45 (33,500 GSF : 74,500 SF) Proposed FAR (129 & 151 Main St combined): .52 (39,000 GSF : 74,500 SF) | | |
| Volume calculation of existing and proposed construction (include outbuildings). | Existing Library: 480,000 CF Existing House & outbuildings: 75,000 CF Existing Total: 555,000 CF Proposed Addition: 92,000 CF Proposed Total: 627,000 CF | | |
| Grading Drainage | <u>Parking and roof runoff will be collected discharged to an infiltration chamber system.</u> Grading modifications are minimal, and include accessibility improvements and grading associated with the addition. | | |
| Relationship to Surroundings & Neighborhood | The addition will be set back from the existing historic buildings, allowing each to remain distinct. The height of the addition will match the height of the existing House. The addition does not overly extend toward neighboring buildings and will be partially screened by landscaping. No change proposed. | | |

Architecture

| | | | |
|------------------------------------|--|--|--|
| Siding/Trim Shutters | See attached Materials List and Elevations. No change proposed. | | |
| Windows/ True Divided Lite | See attached Materials List and Elevations. No change proposed. | | |
| Doors/Storm Hardware | See attached Materials List and Elevations. No change proposed. | | |
| Chimneys Masonry | The existing chimneys will remain with no changes. No change proposed. | | |
| Porches/Entries Landings | See attached Materials List and Elevations. No change proposed. | | |
| Exterior Lighting Fixtures Wattage | See attached Materials List and Elevations. No change proposed. | | |
| Roof: Type:Color | See attached Materials List and Elevations. No change proposed. | | |
| Gutters/ Downspouts | See attached Materials List and Elevations. No change proposed. | | |
| Paint-Sample | See attached Materials List and Elevations. No change proposed. | | |
| Foundation Material/Exposure | See attached Materials List and Elevations. No change proposed. | | |

Site Work

| | | | |
|--|---|--|--|
| Structures (Includes lighting) | Not applicable. No change proposed. | | |
| Driveway/Walks | The parking area will be constructed of 4" of bituminous concrete. Walkways will be concrete, brick and stone dust, as shown on the plans. | | |
| Curbing | Curbing will be granite. | | |
| Fences/Walls Materials | See attached Landscape Plan. | | |
| Landscaping (Mark trees to be removed; show size & species. Describe grading plans.) | The proposed landscape design was developed by considering the existing site design and types of plantings used throughout the Library property and the functional uses of the new addition and building renovation. Similar design character and plantings have been used to create a cohesive landscape design throughout the property and to sensitively fit into the historic nature the neighborhood. See attached Landscape Plan. | | |



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September 21, 2020

**Application for Amendment to Certificate of Appropriateness #19-48
Description of Proposed Work: Concord Free Public Library
On-Site Accessible Parking**

This Description of Proposed Work is limited to the proposed amendment to Certificate of Appropriateness Number 19-48 to provide on-site accessible parking and associated landscape changes, which is the subject of this application.

Since the August 6, 2020 meeting, the Library Corporation has held two public meetings at which eight different accessible parking options were presented and public feedback was heard. The design team explored two on-street options, including the design approved by the HDC in September 2019 (Option 1), and six on-site parking options, including the design initially included but withdrawn from the previous Application for Amendment (Option 3).

After receiving input from the public and a comparison of pro's and con's (attached) by the design team, the Library Corporation Board of Trustees voted to resubmit the option previously presented to the HDC earlier this summer. There were several reasons why this option was preferred by the Board, including:

- It provides three accessible spaces rather than two in several other options;
- It maintains the existing curb cut, without the need to relocate utility poles;
- It will not impact the heritage yellowwood tree;
- Parking spaces are closest to the building of any options that would not require relocation of utility poles and extensive regrading near the yellowwood tree;
- It is the only on-site parking option with the opportunity for landscaping both between the street and parking area (to shield parked cars/asphalt from view from the street) and between the parking area and addition (to soften the new facade).

The on-site parking as proposed in this amendment will allow the Library to provide the amount of accessible parking originally conceived during the design phase, while reducing the paved area and increasing the amount of landscape screening proposed from the initial application of March 2019. Most important, unlike on-street parking, on-site accessible parking can be reserved for library patrons.

After careful consideration of the various options, input from the Commission on Disabilities and public feedback, the Library Corporation Board of Trustees believes the proposed parking strikes the best balance between the needs of library patrons, aesthetic considerations, and long-term maintenance.



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

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September 21, 2020

**Application for Amendments to Certificate of Appropriateness #19-48
Materials List: Concord Free Public Library
On-Site Accessible Parking**

This Materials List is limited to the proposed amendment to Certificate of Appropriateness Number 19-48 to on-site accessible parking and associated landscape changes, which is the subject of this application.

Siding, Trim and Shutters:

- No change proposed.

Windows:

- No change proposed.

Doors:

- No change proposed.

Masonry:

- No change proposed.

Porches, Entries and Landings:

- No change proposed.

Exterior Light Fixtures:

- Lighting at the parking area will be provided by Flindt Bollard fixtures by Louis Poulsen to match the fixtures previously approved for the walkway. These 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.
- No other changes proposed.

Roof:

- No change proposed.



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Gutters and Downspouts:

- No change proposed.

Paint:

- No change proposed.

Foundation Material and Exposure:

- No change proposed.