



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: 10/4/2020

Property Address: 51 Lang Street Map#: 8H Parcel #: 1282

Historic District: Monument Square/North Bridge Historic District Year Built: 1911

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: 1)Pool, 2)pool equipment enclosure and 3)storage shed

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

1. 10' X 19' inground pool with autocover. The pool will be integrated into the existing patio and stone wall off the back of the house so about 24" of pool depth will be above ground. The exact height will match the height of the existing stone wall and then adjust accordingly based on the natural slope of the yard. The pool wall stone facing will match the stone of the existing wall on the north side of the house, along the driveway and around the patio. The location of the pool will be ~53' from the south property line and ~31' from the east property line. We do not believe the pool will be visible from a public way.
2. 5' X 10' x 5' cedar fence enclosure with gate attached to the east side of the existing garage as an extension of the south/back wall of the garage. The enclosure will be used to house the pool equipment. A small light will be installed to provide safe access to the equipment, if needed, in the dark.
3. 12' X 14' storage shed attached to the east side of the garage. The shed will be made of the same materials (siding and roofing) as the current garage and house. The same paint colors will be used - Houdini for the siding and coconut for the trim and doors.

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: Matt Werner Telephone: 617-875-6612

Address: 51 Lang Street Email: mjwern@gmail.com

Signature of Applicant: _____

Property Owner: Matt Werner Telephone: 617-875-6612

Address: 51 Lang Street Email: mjwern@gmail.com

Signature of Property Owner: _____

Architect: _____ **Telephone:** _____

Contractor: _____ **Telephone:** _____

Onyx (landscape) - 978-263-1185 / 508-735-6335
Environmental Pools - 978.256.0200 / 978.621.9210

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:

Approved

Disapproved

Certificate No:

Date of Certificate:

HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

| | |
|--------------------------------------|--|
| OWNER NAME: Jennifer and Matt Werner | DATE: 10/4/2020 |
| ADDRESS: 51 Lang Street, Concord, MA | PROJECT: Shed and pool equipment enclosure |

| Siting | Description | Approved | Disapproved |
|--|--------------------|-----------------|--------------------|
| Size | | | |
| Height | | | |
| Massing(Relationship to Lot Size) | | | |
| Volume calculation of existing and proposed construction (include outbuildings). | | | |
| Grading Drainage | | | |
| Relationship to Surroundings & Neighborhood | | | |

Architecture

| | | | |
|---------------------------------------|--|--|--|
| Siding/Trim Shutters | | | |
| Windows/ True Divided Lite | | | |
| Doors/Storm Hardware | | | |
| Chimneys Masonry | | | |
| Porches/Entries Landings | | | |
| Exterior Lighting Fixtures Wattage | Light on storage shed Light on garage above fence enclosure | | |
| Roof: Type:Color | | | |
| Gutters/ Downspouts | | | |
| Paint-Sample | | | |
| Foundation Material/Exposure | | | |

Site Work

| | | | |
|--|--|--|--|
| Structures (Includes lighting) | 12' x 14' storage shed attached to existing garage structure | | |
| Driveway/Walks | | | |
| Curbing | | | |
| Fences/Walls Materials | 10' x 5' x 5' natural cedar fence enclosure with gate | | |
| Landscaping (Mark trees to be removed; show size & species. Describe grading plans.) | | | |

Pool

Summary

10' X 19' inground pool with autocover. The pool will be integrated into the existing patio and stone wall off the back of the house so about 24" of pool depth will be above ground. The exact height will match the height of the existing stone wall and then adjust accordingly based on the natural slope of the yard. The pool wall stone facing will match the stone of the existing wall on the north side of the house, along the driveway and around the patio. The location of the pool will be ~53' from the south property line and ~31' from the east property line. We do not believe the pool will be visible from a public way.

Purpose

The proposed pool is designed to enhance our outdoor living and recreation spaces for our family. We love our home and spending time together enjoying our neighborhood and the outdoors. We also love swimming for its therapeutic, social and physical health benefits. Integrating a pool into our landscape will provide another way for us to spend time together outside, while supporting our physical and mental health.

Location

We have taken time and care throughout the design process to ensure the pool feels like a natural extension of our existing landscape design and is sited in a way that protects the health of the trees on our property. Specifically, we worked with an arborist to design the pool around the root system of the magnolia tree on the east side of our property. Please refer to the attached land survey for more detail.

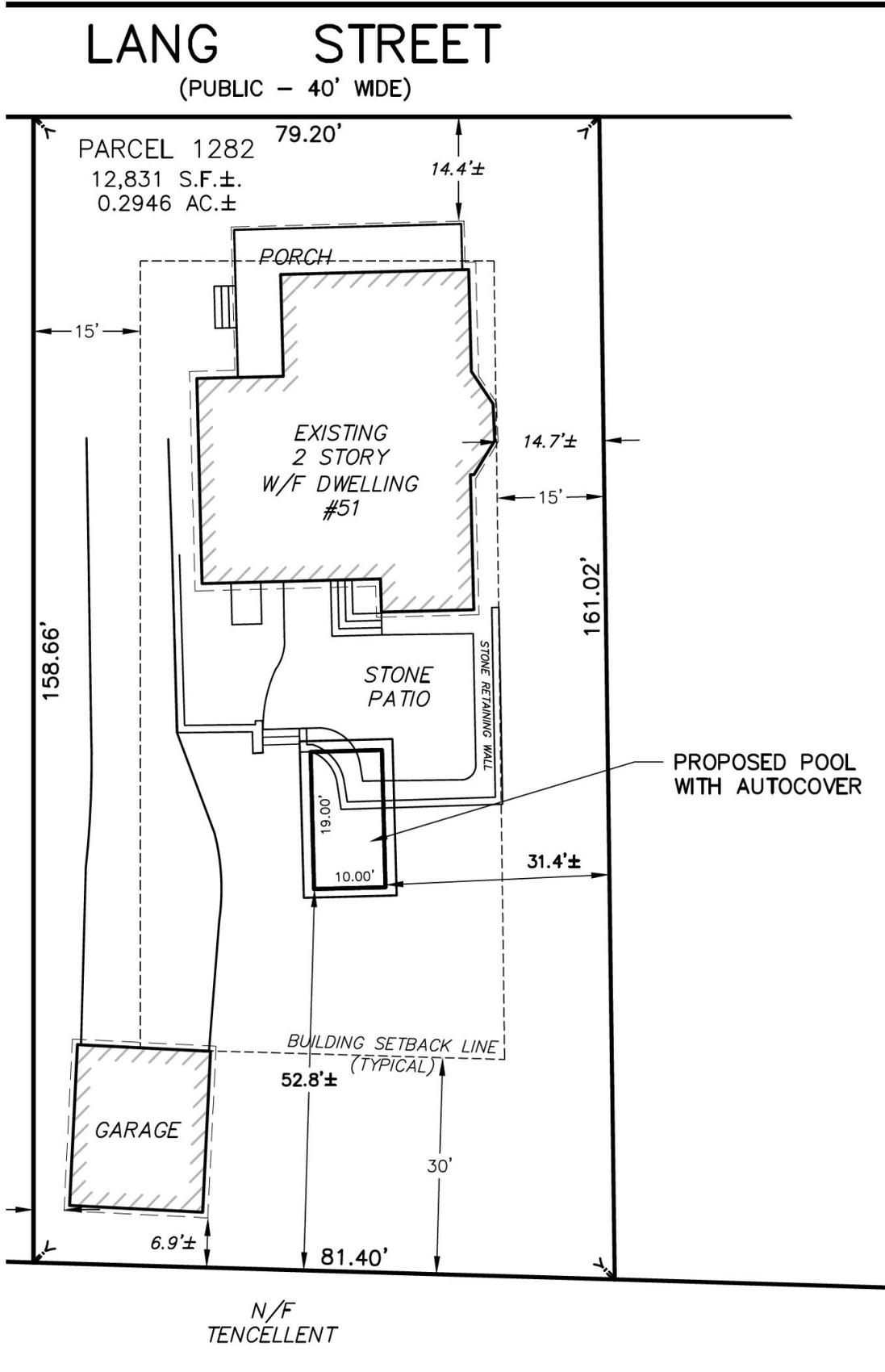
Design and materials

The pool will have bluestone coping and be surrounded by a stone wall that matches the existing stone walls on our property.

Safety

The pool will be secured with an autocover that meets local safety standards and requirements.

Pool location



Pool location



Pool materials references

Blue stone



Natural stone wall



Pool equipment enclosure

Summary

5' X 10' x 5' cedar fence enclosure with gate attached to the east side of the existing garage as an extension of the south/back wall of the garage. The enclosure will be used to house the pool equipment. A small light will be installed to provide safe access to the equipment, if needed, in the dark.

Purpose

To conceal the required pool equipment in an aesthetically pleasing way.

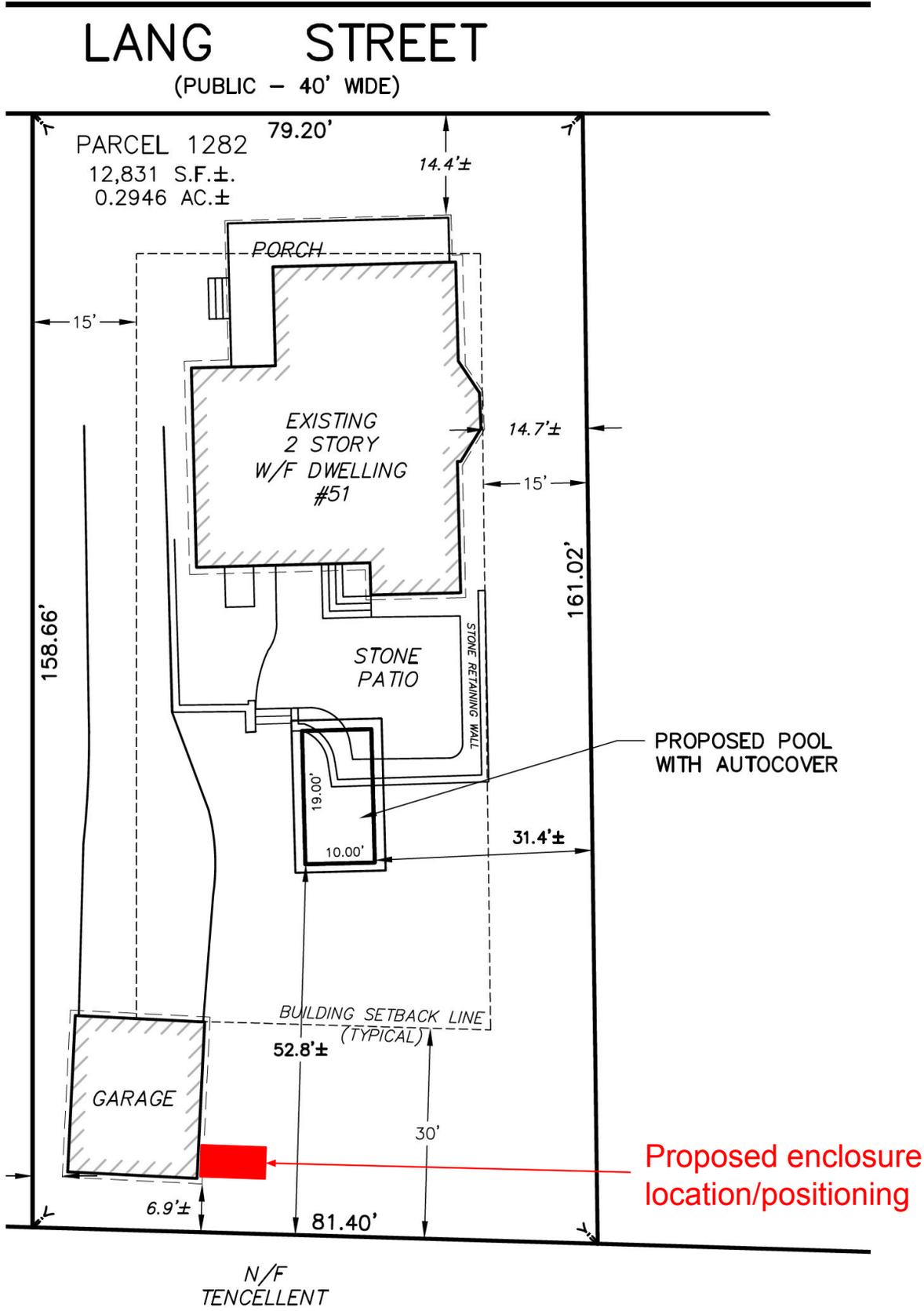
Location

The enclosure will be located on the east wall of the existing garage. It will extend 10' from the corner/back wall of the garage into the yard and 5' forward. A light will be installed on the garage wall overhanging the equipment.

Design and materials

Standard natural cedar fencing will be used (no stain/paint). A minimalist gate will be used to provide access to the equipment. The light will be in the same oil-rubbed bronze finish of the current fixtures on the property.

Enclosure location



Enclosure materials references

Gate



Cedar board fence



Light



[Cage Wall Sconce](#)

| | |
|------------------------------|--------|
| Canopy | 4-1/2" |
| Overall fixture width | 4-7/8" |
| Length | 9-3/4" |
| Overall fixture depth | 6-3/8" |
| Shade height | 6" |
| Sockets | 1 |

Storage shed

Summary

12' X 14' storage shed attached to the east side of the garage. The shed will be made of the same materials (siding and roofing) as the current garage and house. The same paint colors will be used.

Purpose

To provide additional storage for outdoor equipment. Our current garage is undersized and we are not able to fit our cars in the garage at the same time as all of our recreation equipment (bikes, scooters, etc.) , yard equipment (lawn mower, snow blower, leaf blower, etc.), trash and recycling receptacles, etc. Instead of tearing down our existing structure to build a new one with a larger footprint, we thought it would make sense to add the storage capacity as an extension of the original structure.

Location

The shed will be located along the east side of the garage, extending into the property about 12'.

Design and materials

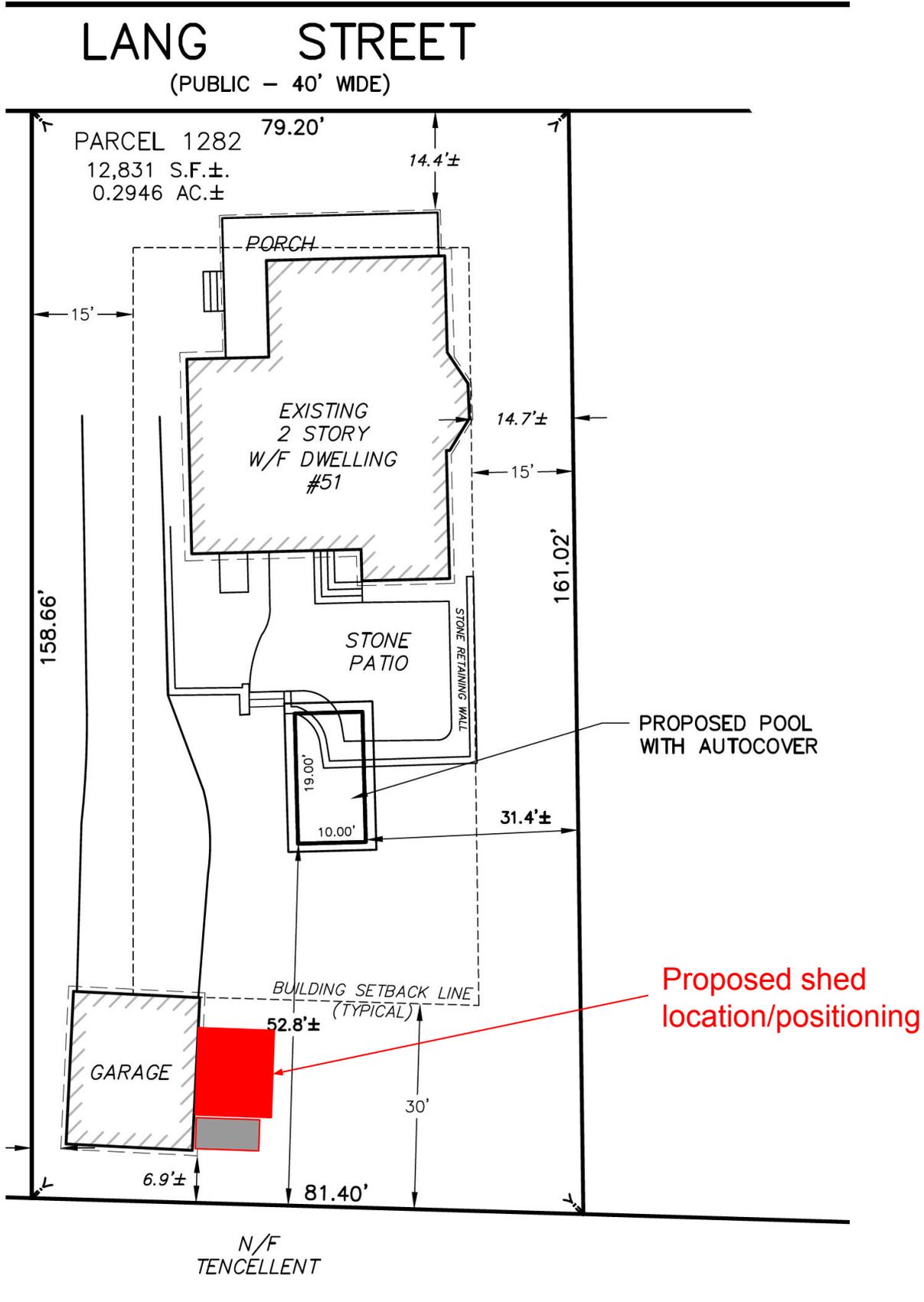
We will use the same wood siding as was used on the 2013 addition. Windows and doors will be consistent with current windows and doors on our property.

Paint colors will be the same as on the existing structure as well (houdini siding and coconut trim). The light fixtures will be consistent with the oil rubbed bronze fixtures currently used on our property.

The roof line will be about 75% of the current garage height and extend perpendicular to the existing roof line. We will use the same roofing materials as the current structure and house use.

Blue stone stepping stones or pathway may be added in front of the shed door.

Shed location



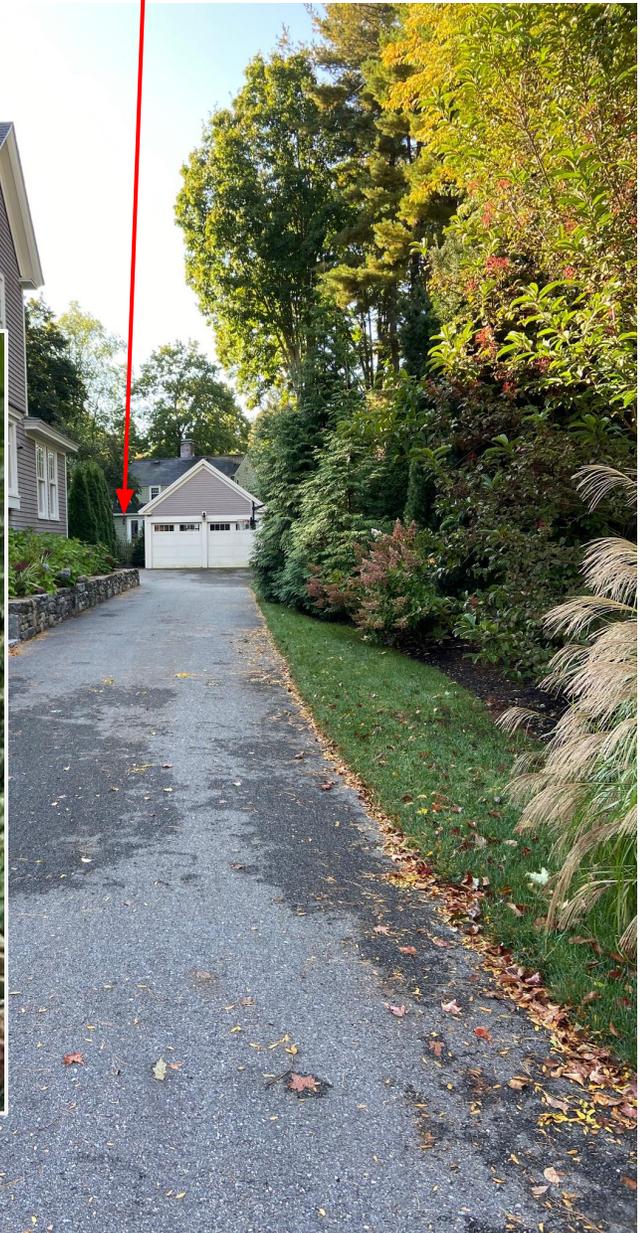
View from street



Proposed shed location/positioning



Zoomed in



Shed materials references

Siding/paint



Roofing



Light



[Cage Wall Sconce](#)

| | |
|------------------------------|--------|
| Canopy | 4-1/2" |
| Overall fixture width | 4-7/8" |
| Length | 9-3/4" |
| Overall fixture depth | 6-3/8" |
| Shade height | 6" |
| Sockets | 1 |

Shed design references

Window



Front facing door style



East facing double door style



Roof line example

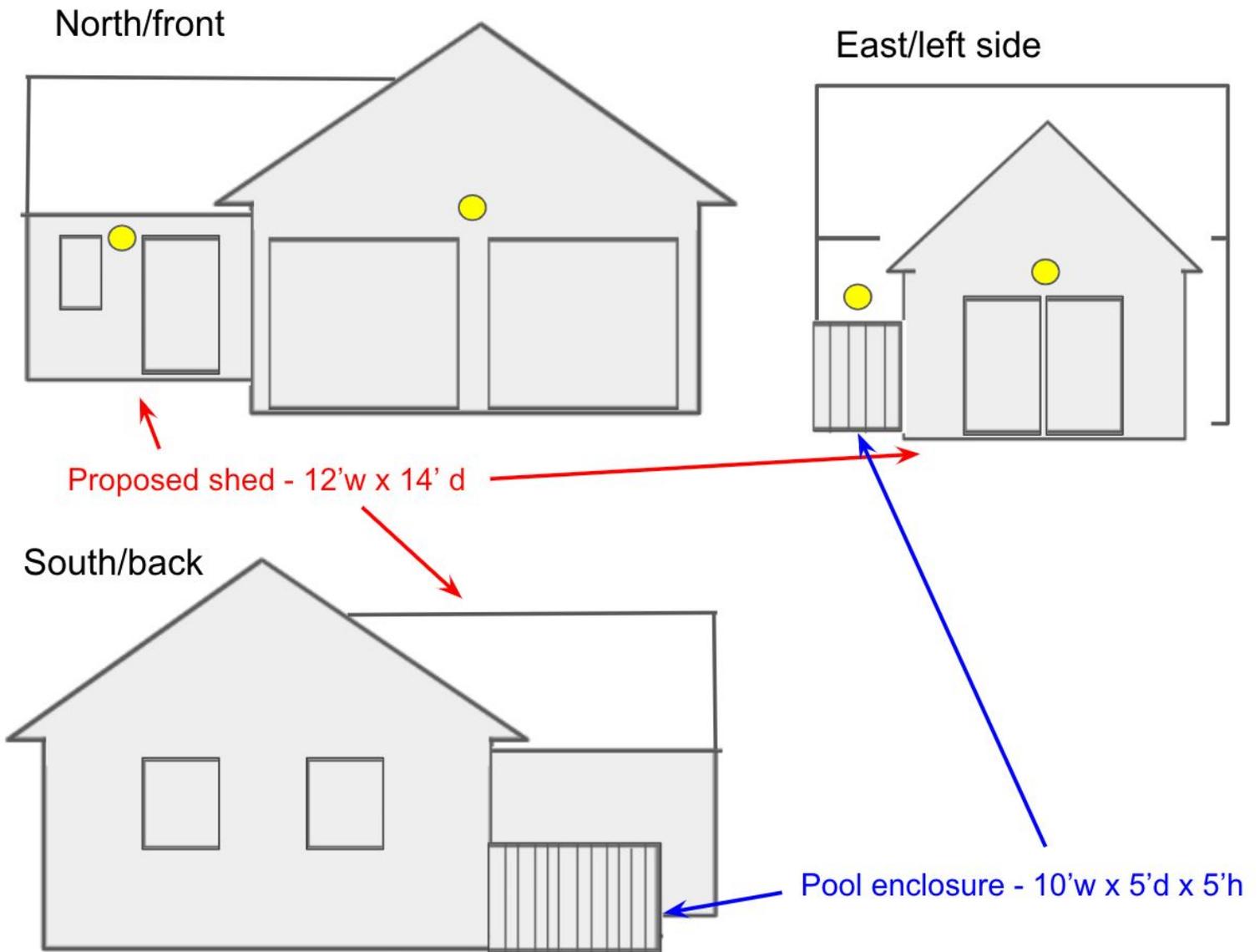


Shed design references

Example of similar style shed attached to garage on Stow street in Concord



Shed w/ pool enclosure views



LANG STREET

(PUBLIC - 40' WIDE)

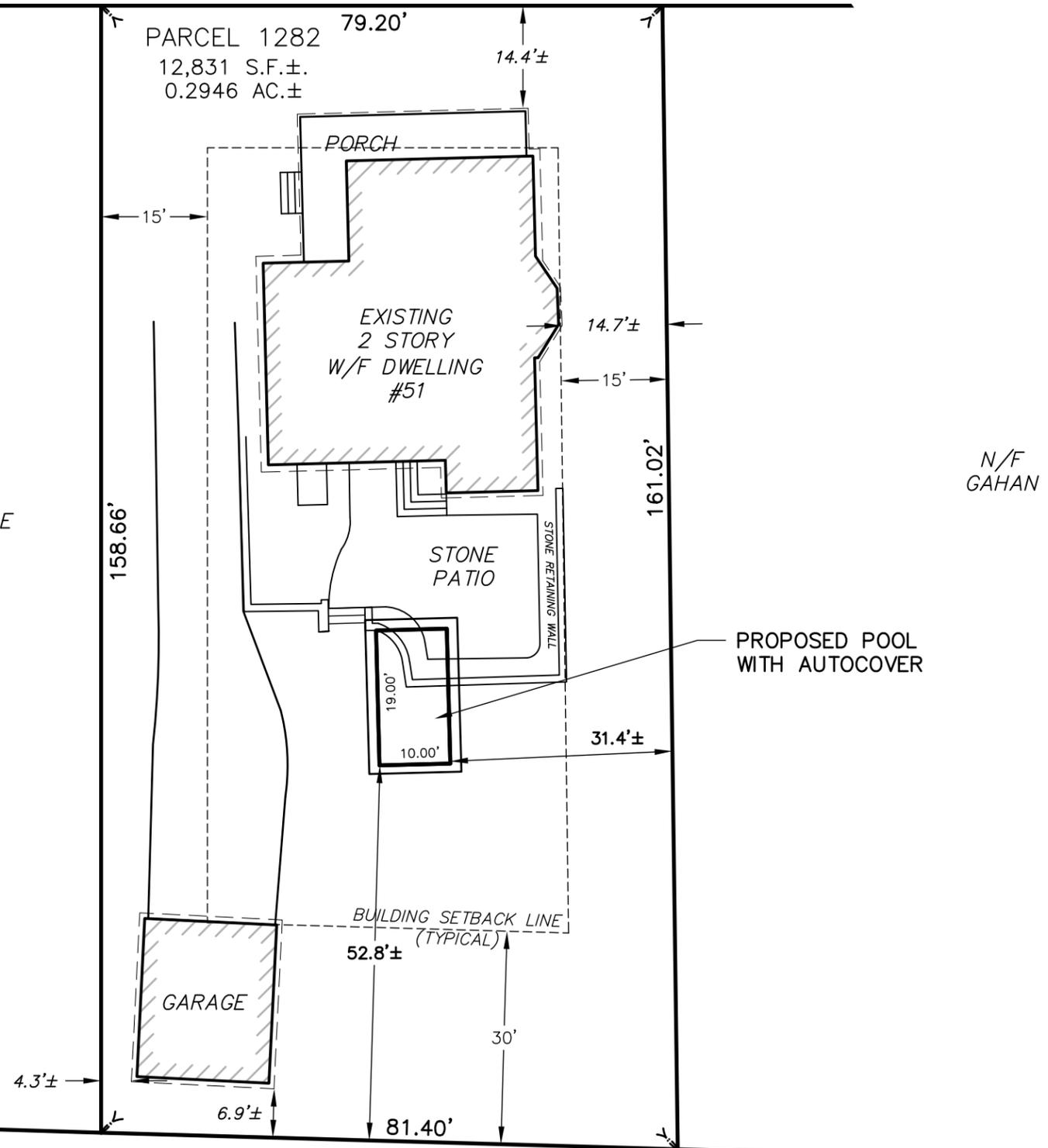
PARCEL 1282
12,831 S.F.±
0.2946 AC.±



N/F SYLVESTRE

N/F GAHAN

N/F TENCELLENT



THE EXISTING STRUCTURES AND THE PROPOSED POOL ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0378 F DATED: JULY 7, 2014.

9/30/20 *Joseph March*
DATE REGISTERED PROFESSIONAL LAND SURVEYOR

PROPOSED PLOT PLAN
IN
CONCORD, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: ONYX CORPORATION
SCALE: 1"=20' SEPTEMBER 28, 2020

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(6638.P.PPL.dwg) 51 Lang Street SM-6638

