

155 Monument Street, Concord Massachusetts

Dear Mr. Nobile
Chair of the HDC

We have listened closely and have considered the Commission's feedback on our circular driveway and Carriage House. We respectfully submit a modified hardscape plan and Carriage House for your review.

Kindly,
Martha Collins Gray and Robert Gray

History of the 1915 Bungalow, home to Headmistress Gladys Brooks:

Gladys Brooks began The Brooks School, now Nashoba Brooks, with two students at her 155 Monument Street bungalow before moving it to Wood Street. In the 1950s, someone stripped her home of its historic features and added an unsightly two-story extension. Gladys Brooks was a distinguished educator and she has been forgotten in Concord's history.

We drew inspiration for the Carriage House from the turn-of-the-century Architectural firm Greene and Greene, adding Craftsman features to our bungalow and proposed Carriage House. The two brothers knew that a one-bedroom bungalow did not work for families, so they created the 'ultimate bungalow.' Their magnificent homes had a peaked front entry with Craftsman columns (which we will add), a traditional bungalow roofline, and to add space for a family they added a wing or a detached structure with a peaked roof juxtaposed to the traditional bungalow roofline.

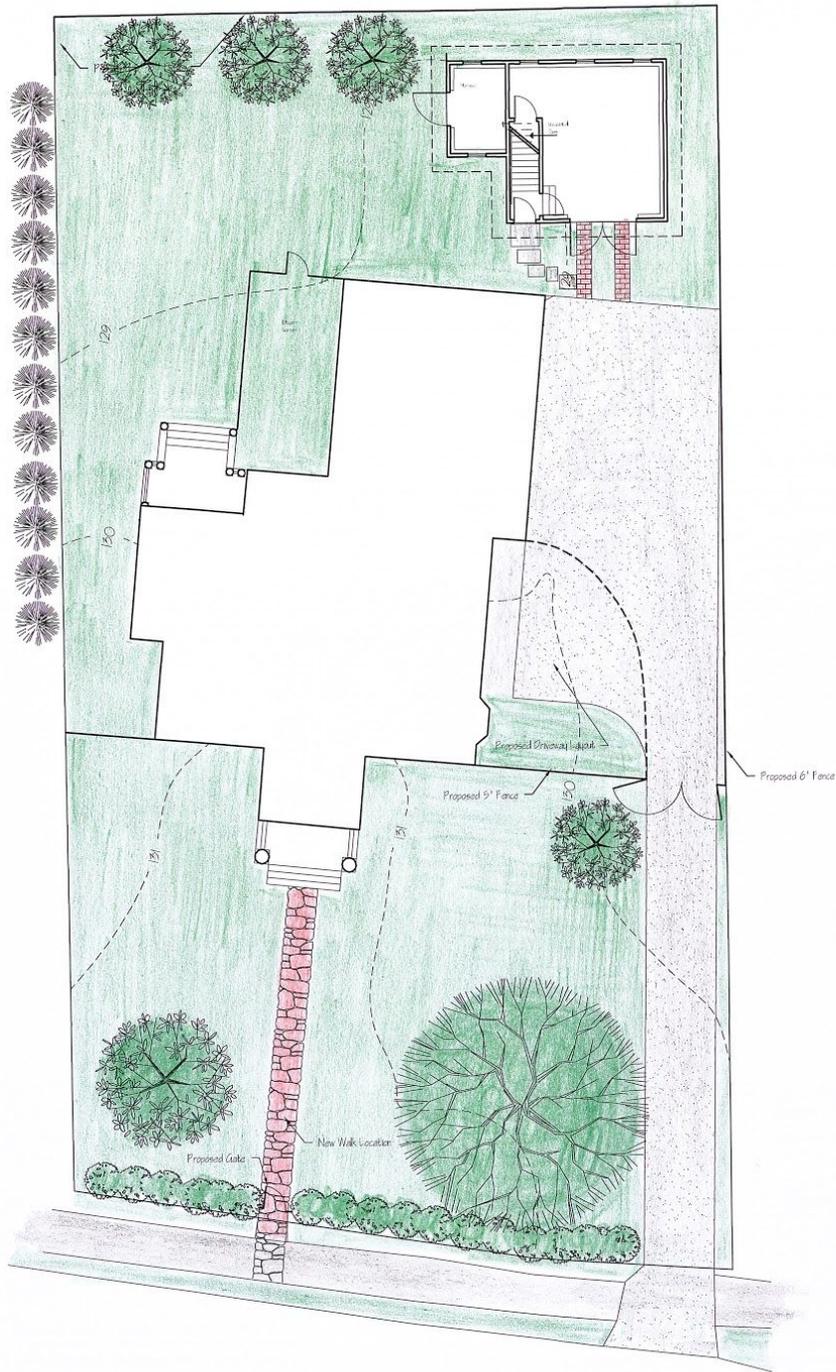
Gladys Brooks was a distinguished educator and she has been forgotten in Concord's history. We hope to restore her bungalow and make the property work for our family with the addition of this historic Carriage House.

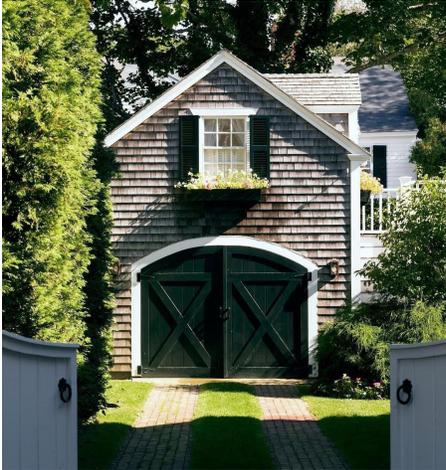
MODIFICATION OF HARDSCAPE PLAN AND CARRIAGE HOUSE

Hardscape Plan Modifications:

- *Remove the circular driveway
- *Install a contiguous brick walkway from Monument Street to our new entry
- *Install a gate at the end of the brick walkway at Monument Street sidewalk (see attached photo)
- *Preserve two trees on the front lawn
- *Create a courtyard for turn around and exit onto Monument Street
- *courtyard concealed by 5' fence and driveway gate with a 6' privacy fence along the North, West, and South (see attached photos below). Chipped Seal Driveway stops at the end of the house.

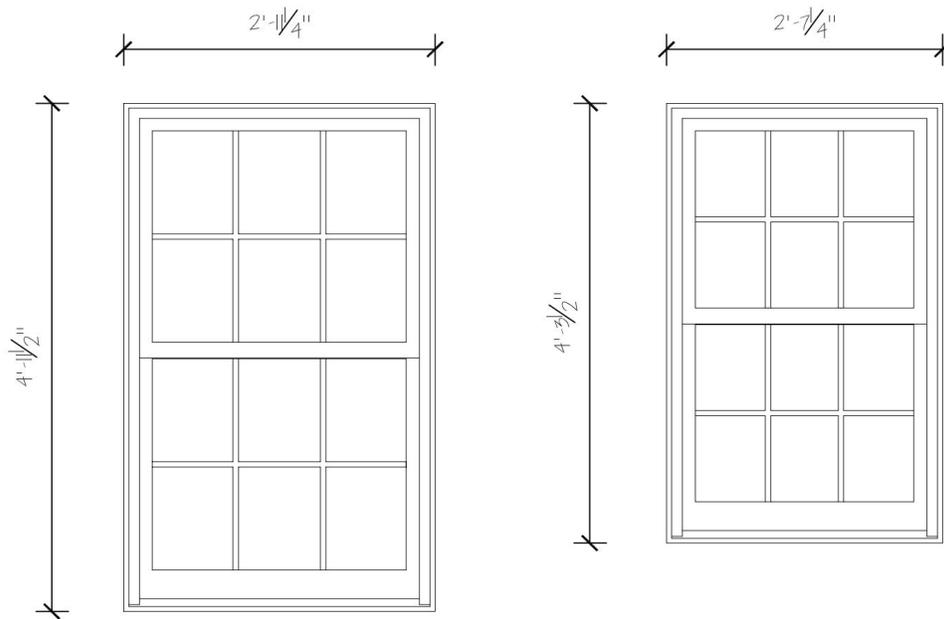
*Carriage House will store an antique car and not be used daily - brick treads with a grass center will be installed (see hardscape plan below and photo)





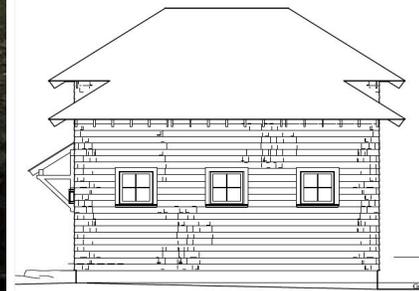
MODIFICATION OF THE CARRIAGE HOUSE

Purpose of the Proposed Carriage House: to store an antique car, family bicycles, and a 270 square foot home office for my husband. **Carriage House Modifications:** Based on Marvin Clad Ultimate window style on the bungalow, we have modified the Carriage House Window by one size. Before and After dimensions shown:



View from public ways - Monument Street and the Reformatory Bike Path: The North Elevation, designed to look like a barn (see elevation below), will barely be seen from the bike

path through the wood. Visible from the bike path is a contemporary garden shed with a bright yellow door owned by 167 Monument Street. (see photo below). If you look closely at the image, you will see the top of our Jeep, where we will locate the carriage house..



View from the bike path and the North Elevation of the Carriage House.

View from Monument Street sidewalk: The Carriage House will be located 150 feet from the Monument Street sidewalk and is partially hidden behind the house and the apple tree.



Precedence on Lower Monument Street

A newly constructed 3-car garage with 2nd story and cupola built in 2019 at 66 Monument Street. (see photograph below)



66 Monument Street



HISTORIC DISTRICTS COMMISSION

July 19, 2018

7:00 p.m.

REVISED MEETING AGENDA

Notice is hereby given that the Historic Districts Commission will hold a public meeting on **Thursday, July 19, 2018 at 7:00 p.m.** in the First Floor Meeting Room, 141 Keyes Road, Concord, Massachusetts.

Continued Public Hearings:

DSK Architects, **66-68 Monument Street**, North Bridge/Monument Square Historic District, to demolish existing garage and construct a new 3-car garage



One car carriage house with space above, cupola, and eaves at 41 Monument Street.









