



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: 11/06/20

Property Address: 26 Elm Street Map#: 9G Parcel #: 1720

Historic District: Main Street Year Built: 1866

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)

Remove and replace existing garage in same location. New lighting at garage doors and side doors. Repair or replace existing driveway in same location and add curbing along driveway edge. (1) additional air-conditioning condenser to be located with (3) existing condensers behind garage. Existing bluestone path and landings to be adjusted to align with new garage side door locations.

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: Nashawtuc Architects, Inc. / Lisa M.B. Adamiak Telephone: (978) 371-0344

Address: 2 Lexington Road, Concord, MA 01742 Email: Lisa@nasharch.com

Signature of Applicant: \_\_\_\_\_

Property Owner: Christopher & Penelope Austen Telephone: (617) 763-2664

Address: 26 Elm Street, Concord, MA 01742 Email: causten@bpea-pe.com

Signature of Property Owner: \_\_\_\_\_

Architect: Nashawtuc Architects, Inc. Telephone: (978) 371-0344

Contractor: N/A 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:  Approved  Disapproved

Certificate No: \_\_\_\_\_ Date of Certificate: \_\_\_\_\_

## HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

|   |                     |
|---|---------------------|
| OWNER NAME: Christopher & Penelope Austen | DATE: 11/06/20      |
| ADDRESS: 26 Elm Street, Concord, MA       | PROJECT: New Garage |

| Siting   | Description   | Approved | Disapproved |
|--|---|----------|-------------|
| Size   | 21ft x 37ft new garage footprint (replaces 20.1ft x 37.1ft garage)  |          |             |
| Height   | 23'-4"  |          |             |
| Massing(Relationship to Lot Size)  | 21,742 sf lot size Main House, Decks, Stairs & Porches = 2,823s.f.<br>Existing Garage: 746s.f. Proposed Garage: 777s.f.   |          |             |
| Volume calculation of existing and proposed construction (include outbuildings). | Existing Garage = 8,139 c.f.<br>Proposed Garage = 13,987 c.f.   |          |             |
| Grading Drainage   | 2' wide stone drip edge around New Garage perimeter   |          |             |
| Relationship to Surroundings & Neighborhood                                      | New garage would sit in same location as existing garage. Overhang width will remain the same. Width of garage footprint will increase by 10 3/4". Length of garage and roof to remain the same as existing garage. |          |             |

### Architecture

|                                    |   |  |  |
|------------------------------------|---|--|--|
| Siding/Trim Shutters               | Siding and Trim to match existing on Main House. No shutters.   |  |  |
| Windows/<br>True Divided Lite      | Marvin Signature Ultimate Double Hung, wood frame/clad sash, 5/8" Simulated Divided Lights (SDL), historic sill, cladding color to be white.                      |  |  |
| Doors/Storm Hardware               | (2) 3' wd x 6'-8"ht, smooth fiberglass, direct glazed, 9 lite, 2 panel drs, ptd<br>(2) Garage, 8'wd x 8'ht, carriage style, 4 panel, 16 lite, fiberglass, painted |  |  |
| Chimneys Masonry                   | N/A   |  |  |
| Porches/Entries Landings           | Existing dry-laid bluestone to be adjusted to become the landings at the new garage side door locations.  |  |  |
| Exterior Lighting Fixtures Wattage | (2) Barn lights to be located above each garage car door. Garage side to have (2) fixtures - (1) located at each door. Dark-sky or down lit lights.               |  |  |
| Roof: Type:Color                   | Asphalt roofing shingles - color and style to match existing on Main House  |  |  |
| Gutters/ Downspouts                | N/A   |  |  |
| Paint-Sample                       | Match existing on Main House Body: Grey Horse (BM 2140-50) at 150%<br>Trim: Clapboard White (California Paint) Doors:Black Forest Green (BM)                      |  |  |
| Foundation Material/Exposure       | Poured concrete, 6"- 12" exposure   |  |  |

### Site Work

|  |   |  |  |
|--|---|--|--|
| Structures (Includes lighting)   | Existing concrete pad behind the garage to be widened to accommodate additional air-conditioning condenser.   |  |  |
| Driveway/Walks   | Replace/repair existing driveway. Asphalt base, with chip-seal top coat. Existing dry-laid bluestone walk to be saved and reused in same locations. |  |  |
| Curbing  | Reclaimed granite curbing along left side (fence side) of driveway  |  |  |
| Fences/Walls Materials   | N/A   |  |  |
| Landscaping (Mark trees to be removed; show size & species. Describe grading plans.) | N/A   |  |  |