



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

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JUN 30 2023

PLANNING & LAND MGT  
TOWN OF CONCORD, MA

## Application for a Certificate of Appropriateness

Application Fee - \$25.00

Date: 06/23/2023

Property Address: 525 Lexington Road, Concord Map#: 9I Parcel #: 4176

Historic District: American Mile Year Built: 1900

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:

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Painting   | <input type="checkbox"/> Re-roofing |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Removal    | <input type="checkbox"/> Alteration | <input type="checkbox"/> Re-siding  |

Sign (Note: Signs must also comply with the Concord Sign Bylaw)

Other, specify: \_\_\_\_\_

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

1. The proposed work includes a reconfigured asphalt driveway with cobble accent paving and the addition of: fieldstone walls and piers; carriage house; pool, spa, and pool cabana; blue stone seating terraces; a built-in masonry grill; a fieldstone fireplace and pergola; and blue stone walks, stairs, and steps. All improvements are positioned to accommodate and enhance the proposed architectural improvements while respecting the historic character of the residence and surrounding neighborhood.

Seeking permission to:

2. Build a Carriage House in the backyard to the east side of the main house. Carriage House program to include: 2 bay garage on First Floor, ADU on Second Floor, Conditioned Storage in the basement. The structure will be sheathed in clapboard siding, cedar shake roof shingles, copper gutters, stone veneer foundation, and articulated with: two overhead garage doors, casement windows, shutters, flower boxes, wood trellis, corner pilasters, dormers with arch windows, one barn door, a second floor balcony with Chippendale railing design, and French doors.

3. Build a Pool Cabana at the north end of new pool (see landscape application from Dan Gordon Landscape Architects). Cabana program includes: covered outdoor patio, kitchenette, changing room, WC, laundry closet, and stair hall to basement storage / mechanical. The structure will be sheathed with clapboard siding, cedar shake roof shingles, copper gutters, stone veneer foundation, and articulated with arch French doors / windows.


4. General Notes: all Carriage House & Cabana windows & French doors to be Marvin Wood Ultimate/ or Upstate Door - simulated divided lites with spacer bar, Low E, 5/8" putty muntin profile to match existing house, historic sills, trim and casing to match existing house.

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.

525 Lexington Road, Concord

Property Owner/Applicant: Christopher Davis Telephone: 617-797-7147

Address: 525 Lexington Rd, Concord MA Email: chris.davis@newbalance.com

Signature of Property Owner: 

Owner's representative: Wellen Construction - Norman Wellen Telephone: 508-361-1866

Address: 488 Boston Post Road East, Marlboro MA Email: nwellen@wellenconstruction.com

Signature of Representative: 

**Architect:** RBA Architecture Inc.

**Telephone:** 781-354-0055

**Address:** 50 Leonard St, Belmont MA

**Email:** ruth@ruthbennettassociates.com

**Contractor:** Wellen Construction

**Telephone:** 508-361-1866

**Address:** 488 Boston Post Road East, Marlboro MA

**Email:** nwellen@wellenconstruction.com

**Information to be submitted with Application:**

Two copies of the following information should be attached to the submitted application:

- Project Narrative
- Scaled drawings of exterior elevations of the existing and proposed conditions (showing all exterior features accurately and completely)
- Site Plan – Showing trees to be removed, if any
- Photographs of existing conditions, as seen from a public way (printed on standard 8 ½ x 11 paper)
- List of exterior materials and colors
- Manufacturer specifications for new materials (i.e. windows and doors)
- Complete New Construction Checklist (if project consists of an addition or new construction)

**Information to be submitted with Sign Applications:**

Two copies of the following information should be attached to the submitted application:

- 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)
- Actual samples of sign materials, with sample of paint color and proposed finishes
- Photographs or elevation drawings of building which include a mockup of exact location and scale of proposed sign (printed on standard 8 ½ x 11 paper)
- Details and specifications for proposed brackets/hangers, colors, installation methods, light fixtures, etc.
- Lighting plan, if applicable

**Additional materials to be submitted with all Applications:**

- Signed Responsibility for Payment form for Legal Notices posted in the Concord Journal
- Electronic copy of Application and supporting documentation on a flash drive or emailed to Town Staff
- Application Fee: Cash or check payable to the Town of Concord

**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: Chris and Kara Davis	DATE: June 30, 2023
ADDRESS: 525 Lexington Rd.	PROJECT:

Siting	Description	Approved	Disapproved
Size	See RBA Drawings		
Height	Carriage House - 24'-0", Cabana - 17' -7" (See RBA Drawings)		
Massing(Relationship to Lot Size)	see Merdian certified site plan		
Volume calculation of existing and proposed construction (include outbuildings).	Existing House: 11,000 sf. Carriage House: 1st flr = 960 sf ; 2nd flr. = 750 sf. Cabana: 1255 sf.		
Grading Drainage	see DGLA site plan		
Relationship to Surroundings & Neighborhood	The existing home is perched on a hill overlooking Lexington Rd. North & East of the property is conservation land. West is Independence Rd		

### Architecture

Siding/Trim Shutters	MATCH EXISTING HOUSE: CLAPBD, WOOD RAISED PANEL & SHIPLAP SIDING WITH TRIM & HISTORICALLY ACCURATE SHUTTERS		
Windows/ True Divided Lite	CABANA: 6 ARCH WINDOWS (FULL HEIGHT), 2 ARCH WINDOWS (HALF HEIGHT) CARRIAGE HOUSE: 13 LITE CASEMENT WINDOWS, 4 DORMER HALF-CIRCLE WINDOWS		
Doors/Storm Hardware	CABANA: 4 ARCHED DOORS CARRIAGE HOUSE: 3 CARRIAGE HOUSE DOORS, 1 WOOD DOOR UNDER COVERED ENTRY, 2 FRENCH DOORS ON BALCONY		
Chimneys Masonry	CABANA: FIREPLACE AND CHIMNEY ON NORTH TERRACE		
Porches/Entries Landings	CABANA: COVERED OUTDOOR TERRACE IN CENTER, UNCOVERED NORTH & SOUTH TERRACE CARRIAGE HOUSE: DRIVEWAY AT SOUTH ELEVATION, COVERED ENTRY WAY AT WEST ELEVATION		
Exterior Lighting Fixtures Wattage	CABANA: 6 WALL SCONCES / 3000K / 430 LUMENS MAX. CARRIAGE HOUSE: 5 WALL SCONCES / 300K / 430 LUMENS MAX.		
Roof: Type:Color	MATCH EXISTING HOUSE: CEDAR SHAKE WOOD SHINGLE		
Gutters/ Downspouts	MATCH EXISTING HOUSE DOWNSPOUTS & COPPER GUTTERS		
Paint-Sample	MATCH EXISTING HOUSE PAINT - HOUSE BODY SHERWIN WILLIAMS PURE WHITE SW7005 (PICTURE ATTACHED)		
Foundation Material/Exposure	MATCH EXISTING HOUSE: FIELDSTONE VENEER & CONCRETE		

### Site Work

Structures (Includes lighting)	fieldstone walls & piers, built-in masonry grill, fieldstone fireplace, pergola, lighting, (see plan		
Driveway/Walks	asphalt drive, cobble accent paving, blue stone paving, steppers & stairs		
Curbing	Cobblestone curb in parking court		
Fences/Walls Materials	Walls: Fieldstone		
Landscaping (Mark trees to be removed; show size & species. Describe grading plans.)	The proposed grading at the drive includes minor adjustments in proposed grading, limiting cut/fill to approximately 30 inches. The proposed grading at the rear includes minor adjustments at the rear and side of the pool cabana, limiting cut/fill to approximately 12 inches. Terraces and drives will pitch away from structures to be infiltrated.		