



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: 02-09-2026

Property Address: 83 Monument Street Map#: 8H Parcel #: 1288

Historic District: North Bridge Monument Square Dist Year Built: 1868

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

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

Other, specify: replace windows, siding, shutters, roof shingles, paint entire house

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

The project will restore the 1868 historic house at 83 Monument Street in place, preserving its existing massing, façade, and exterior features. A non-original rear screen porch will be removed and a 2-story addition will be constructed over the existing detached garage.

SEE ATTACHED NARRATIVE

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.

Property Owner/Applicant: Boynton Brennan Builders Telephone: 978-505-7529

Address: 33 Bradford Street Concord, MA 01742 Email: jojo@boyntonbrennan.com

Signature of Property Owner: _____

Owner's representative: Johanna Boynton Telephone: 978-505-7529

Address: 72 Bradford Street Email: jojo@boyntonbrennan.com

Signature of Representative: _____

| | |
|---|---|
| Architect: <u>Elise Stone</u> | Telephone: <u>617-306-6359</u> |
| Address: <u>288 Old Marlborough Rd Concord, MA 01742</u> | Email: <u>elisebstone5@gmail.com</u> |
| Contractor: <u>Joel Bissell</u> | Telephone: <u>978-877-9778</u> |
| Address: <u>52 Fieldstone Dr. Groton, MA 01450</u> | Email: <u>bisselljoel@ymail.com</u> |

Information to be submitted with Application:

One copy of the following information should be attached to the submitted application:

- Project Narrative
- Scaled 11 x 17 drawings of exterior elevations of the existing and proposed conditions, showing all exterior features accurately and completely (Some projects may require full sized 24 x 36 plans, check with Staff)
- 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:

One copy 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
- 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: | <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved |
| Certificate No: | Date of Certificate: |

HISTORIC DISTRICTS COMMISSION: NEW CONSTRUCTION CHECKLIST

| | |
|---|------------------|
| OWNER NAME: Boynton Brennan Builders | DATE: 02-09-2026 |
| ADDRESS: 33 Bradford St Concord, MA 01742 | PROJECT: |

| Siting | Description | Approved | Disapproved |
|--|--|----------|-------------|
| Size | Existing: 2,338 sq ft Proposed:4,017 sq ft | | |
| Height | From the rear elevation: 33'6" | | |
| Massing(Relationship to Lot Size) | Existing Including garage): 24,231 cu sq ft Proposed: 45,471 cu sq ft | | |
| Volume calculation of existing and proposed construction (include outbuildings). | Existing (including garage):24,231cu sq ft. Proposed: 45,471 cu sq ft | | |
| Grading Drainage | | | |
| Relationship to Surroundings & Neighborhood | <small>Several neighbors have similar existing houses whereby the main house is dominant and on the street and teh addition and garages are stepped back</small> | | |

Architecture

| | | | |
|---------------------------------------|---|--|--|
| Siding/Trim Shutters | primed cedar bevil clapboard and pvc trim to match existing | | |
| Windows/ True Divided Lite | Andersen 400 series 6 Over 6 double hung to match existing | | |
| Doors/Storm Hardware | Simpson 7508 mudroom/side door | | |
| Chimneys Masonry | No new chimney | | |
| Porches/Entries Landings | to match existing | | |
| Exterior Lighting Fixtures Wattage | | | |
| Roof: Type:Color | Certainteed pewter Architectual asphalt roofing shingles | | |
| Gutters/ Downspouts | aluminum gutters to match existing trim | | |
| Paint-Sample | All new work to match existing - see attached | | |
| Foundation Material/Exposure | poured concrete | | |

Site Work

| | | | |
|--|---|--|--|
| Structures (Includes lighting) | | | |
| Driveway/Walks | Asphalt driveway | | |
| Curbing | | | |
| Fences/Walls Materials | Fieldstone wall and mahogany picket fence | | |
| Landscaping (Mark trees to be removed; show size & species. Describe grading plans.) | | | |