



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: 11/09/2021

Property Address: 245, 249 + 255 LEXINGTON RD Map#: H-9 Parcel #: 0028-245-14

Historic District: AMERICAN MILE Year Built: 1716 + 1767

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: CHIMNEY CAPS

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

REPLACE/INSTALL CHIMNEY CAPS FOR THE PURPOSE OF PRESERVATION AND STOPAGE OF WATER LEAKS

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: SANDRA SCHAIDER, BBC TREAS. Telephone: 978.371.1822

Address: 249 LEXINGTON RD Email: seschaider@gmail.com

Signature of Applicant: Sandra E. Schaider

Property Owner: BENJAMIN BARRON CONDOMINIUM TRUST Telephone: 978-371-1822

Address: 245, 249, 255 LEXINGTON RD Email: lschaide@yahoo.com

Signature of Property Owner: Leonard P. Schaider - Trustee

Architect: _____ Telephone: _____

Contractor: CHIMNEY DOCTOR PLUS, INC. Telephone: 978.369.7072

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:

The Benjamin Barron Condominium, Lexington Road, Concord
Project Narrative for Chimney Caps

As seen walking along the property from left to right, there are 4 visible chimneys:
#1-- at the rear, supports 1 fireplace, has a cap that is rusted and of insufficient size

#2 -- at the front, supports 4 fireplaces, has a mesh animal guard and has a history
of water coming in the attic

#3 -- at the rear, supports 2 furnaces and has no cap

#4 -- at the right side of the second building, has no cap and has a history of water
coming in the fireplace

The contractor found no defects in any of the chimneys' flashings and believes that caps on all 4 chimneys are needed to help protect from ongoing negative effects of weather and to be a meaningful step in addressing the current situation of water leaks.

The proposed caps to be stainless steel Gelco caps, coated with baked-on powdered black paint, and properly sized for each chimney:

16 x 16 x 10 inches

29 x 30 x 10

16 x 12 x 10

17 x 29 x 10

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