



TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street Acton, MA 01720

January 4, 2007

Glenn Berger
Bluebird Realty Trust
2 School Street
Acton, MA 01720

Dear Glenn:

Enclosed is a copy of Certificate of Appropriateness #0626 for the expansion and restoration of Exchange Hall (2 School St.), alterations and renovations at 129-131 Main St., removal of the former Jones cider mill building at 127 Main St., and site changes including parking areas, retaining walls, stairs, fencing, etc. As you know, after a public hearing the application was approved by the Historic District Commission, with several conditions, on January 2, 2007.

In its decision, the commission found that the proposal, according to the information submitted and the conditions specified, will be compatible with the property and the surrounding South Acton Historic District. Other findings are listed on the Certificate.

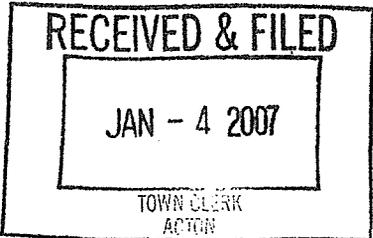
We thank you for your very comprehensive application and wish you good luck with the work. If your plans change in any way, please contact the commission so that those changes can be reviewed. Items such as light fixtures or other minor changes to the work approved can usually be handled as amendments to the original application and certificate. As we have discussed, among those changes would be any alterations to the entries on the Main Street façade of 129-131 Main Street. Also, please note that if approval of the site plan by the Board of Selectmen involves changes to the design on which the Historic District Commission has based this Certificate, those changes must be submitted to the HDC for approval.

Sincerely,

Anne Forbes

Cc: Garry Rhodes, Building Commissioner
Town Manager/BoS

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CERTIFICATE

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

for the work described below.

Applicant (or owner) Glenn Berger, Bluebird Realty Tr./Main St. Acton Telephone. 978-835-9866
Main St. Acton Corp. Glenn.Berger@verizon.net
Address 2 School Street, Acton, MA 01720

Location of work 2 School St; 127, 129-181 Main St. District: Center West
No. Street South X

Description of Proposed work:

Expansion and restoration of Exchange Hall (2 School St.), alterations and renovations at 129-131 Main St., removal of building at 127 School St., and associated site changes including parking areas, retaining wall, stairs, fencing, etc.

Conditions, requirements, recommendations:

SEE ATTACHED

The work outlined above must conform in all particulars to the submittals and conditions approved on January 2, 2007. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Site Plan Special Permit, as well as a Building Permit or Sign License where required. This Certificate is valid for work commenced within one year of the date of issuance. An extension of the Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

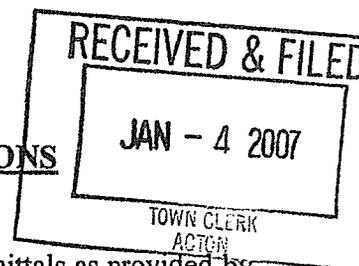
Application received 8/11/2006 Public Hearing 8/21/06
Certificate approved by [Signature] Date 12/4/07
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, Town Manager/BoS, HDC File

CERTIFICATE OF APPROPRIATENESS #0626:

2 SCHOOL ST; 127, 129-181 MAIN ST.

CONDITIONS, REQUIREMENTS, and RECOMMENDATIONS
with relevant findings



Commission approval of application #0626 is based on plans, drawings and other submittals as provided by the applicant including photographs, product information and schedules. In the case of submitted material that has been supplemented, revised or otherwise amended, the approval is based on the most recent material. All material submitted by the applicant is listed in an addendum to Certificate #0626, along with the dates of all major submittals.

Site features and general items

CONDITION: If approval of the site plan by the Board of Selectmen involves changes to the design approved by the Historic District Commission under this Certificate, applicant must submit those changes to the HDC for approval as an amendment to the original application and certificate.

CONDITION: Applicant shall allow the Commission to inspect completed work prior to the issuance of Certificates of Occupancy.

CONDITION: A gate will be placed in the fence along School St., in front of and centered on Exchange Hall. Fence will run parallel to the sidewalk; final details to be submitted by the applicant.

RECOMMENDATION: The site should be pedestrian-friendly and accommodate walk-ins as much as possible.

FINDINGS: The "Redi-Rock" engineered material is incompatible with the property and district. However, its installation will be minimally visible because of intervening structures, distance from street, and changes in grade. Two existing granite hitching posts are to be relocated on the property.

Exchange Hall building

FINDINGS: This approval does not include signage or new exterior wall light fixtures. Applicant will submit proposals for such items for approval at a later date. The curved "Exchange Hall" sign on the south façade is to be relettered; the original Tuttle, Jones & Wetherbee lettering below the second-story balustrade will not be restored, but painted over as shown on the elevation drawings.

127 Main St. (former Jones Cider Mill)

FINDING: 127 Main Street is an historic building that contributes to the South Acton Historic District.

FINDING: The building is located toward the rear of the property, and its architectural integrity has been severely compromised by alterations at several periods, especially during the 20th century.

FINDING: Although the building is of historical importance, because removal of 127 Main Street is essential to the revitalization of Exchange Hall as a commercial structure, the Commission finds its removal necessary.

CONDITION: Removal of the building at 127 Main Street is approved only on the condition that rehab. of the buildings at 2 School and 129-131 Main proceeds as approved and the project work is sequenced as outlined by the applicant on 12/4/06 and represented in the 12/18/06 Schedule Worksheet.

CONDITION: The applicant shall publicize the building as available to be moved off-site. Such efforts are to include a printed advertisement or notice to run in *The Beacon* for a period of no less than three months. (Frequency of the notice to be determined in conjunction with the HDC, with the cost of advertising taken into account.) With the commission's assistance, a notice shall also be circulated by email on the state-wide MassHistPres list-serve.)

CONDITION: Demolition of 127 Main Street shall be approved only if efforts to have the building relocated have proved unsuccessful by the time removal is called for in the 12/18/06 Schedule Worksheet submitted to the HDC.

CONDITION: Prior to the removal of the building, the applicant shall allow interior documentation in photos, drawings, etc. to be done by the HDC or its designee.

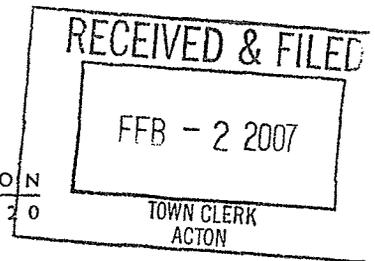
131 Main St. (Abram Jones House)

CONDITION: Applicant shall return with any further details, including entry design/door replacement (as an amendment to original application)

FINDING: Demolition of the rear wing is permitted based on its minimal to non-existent visibility from Main Street, and because of later additions to that section that detract from the building's character.



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**CERTIFICATE of APPROPRIATENESS #0626: 2 SCHOOL ST.; 127,
129-131 MAIN ST.:**

**ADDENDUM: LIST OF SUBMITTALS and EXHIBITS considered by the HDC in
its determination**

1. Submitted by the applicant for the Board's deliberation:

- **Application form #0626**, received 8/9/006 and stamped 8/11/07
- **Attachments, supplemental items and supporting documentation:**
 - proposed floor plans of 129-131 Main St., Revision #4, 9/28/06
 - proposed floor plans of Exchange Hall, 2 School St., Revision #7, 10/24/06
 - proposed elevations of Exchange Hall, Revision #7, 10/24/06
 - proposed elevations of 129-131 Main St., Revision #4, 9/28/06
 - drawings of construction details: Revision #6, 9/28/06: window sash, construction details
 - planting and lighting plan, revised 8/21/06
 - proposed landscaping and site design, received 7/5/06
 - National Register of Historic Places application for certified rehab., Part 2
 - Waterman Design Assoc.s: Site Plan Special Permit Application, 8/23/06
 - photographs of existing conditions: 127 Main St., 131 Main St., 2 School St., including existing stone walls
 - letter from Glenn Berger, 9/28/06
 - letter from Glenn Berger re: Redi-Rock, granite, 11/20/06
 - letter from Glenn Berger to Board of Selectmen, 10/30/06
 - email from Glenn Berger dated 10/25/06
 - information sheets: Redi-Rock, Progress Lighting, Streetworks Lighting, Thermtin doors, stainless steel cables; ornamental steel fence
 - Exchange Hall Site Plan, detail from P. 5, revision 11/30/06
 - Schedule worksheet and Gantt chart, 12/18/06

2. Interdepartmental communications to Garry Rhodes, Building Commissioner, from town boards and officials:

- Dean Charter, 9/29/06
- Holly Ben-Joseph, TAC, 9/28/06
- James Deming, District Mgr., Water Supply District of Acton, 9/20/06
- Doug Halley, 9/26/06
- Kristin Alexander, 10/19/06
- Engineering Dept., 10/18/06

3. Correspondence received:

- Email from Nicole Davis, 9/18/06

4. Other documents entered into the public record by the Commission at the public hearing:

1. A certified list of abutters.
2. Notice of the public hearing as it appeared in *the Beacon* on February 17, 2000.
3. Notice of the public hearing as posted and mailed to abutters.
4. List of attendees at the Public Hearing
5. MHC Historic Inventory Form B for 127 Main St., MHC #416, 1990
6. MHC Historic Inventory Form B for 129-131 Main St., MHC #414, 1990
7. MHC Historic Inventory Form B for 2 School St., MHC #413
8. Forbes, A. "127 Main Street: Former Jones Cider Mill . . . Summary of Robert Nylander Research," 11/10/06
9. Copy of photograph by Charles O. Hodgman of 129-131 Main Street, with outbuildings. c. 1880s.
10. 11/2/06: A. Forbes email communication to the HDC: Responses to email re. imitation stone in historic districts from a member of the Orleans Historical Commission and the Chair of the Brookline Historical Commission.