

CERTIFICATE 0906AA

February 4, 2013

TOWN CLERK, ACTON

Applicant (or owner) 525 Mass Ave LLC, 531 Mass Ave LLC and WAVE Associates LLC

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Location of Work 525-531 Massachusetts Ave. District: Center West X South

Description of Proposed work:

Certificate 0906A was granted on June 26, 2009 for the development of parcel F2A-103 and F2A-104 (525-531) Massachusetts Avenue in West Acton. The design of the project, known as the second phase of the WAVE project, included the relocation and renovation within the site of the three existing buildings.

This amendment to Certificate 906A, now known as 0906AA, includes an extensive redesign of this project and supersedes prior approvals. The implementation of this amended project includes demolition of the two structures at 531 Massachusetts Ave. known as parcel F2A-103, a brown two-story wood house and a white two-story wood barn both constructed c. 1855. The blue house located at 525 Massachusetts Ave. known as parcel F2A-104 will be moved and relocated to 531 Massachusetts Ave known as parcel F2A-103. The two demolished structures will be replaced by new commercial structures located at 525-531 Massachusetts Avenue. The renovated blue house will be relocated to the western end of the site, adjacent to 537 Massachusetts Avenue. A structure reminiscent of the white barn will be constructed at the eastern end of the site. Between these two buildings will be a new two story structure that serves as the connector to a flat-roofed commercial building to the rear. The rear building's parapet completely conceals solar panels on its roof.

For the purpose of Certificate 0906AA, the referenced architectural drawings are the package of three drawings by OMR Architects submitted to and stamped by the town clerk on 12/11/12. The drawings include a Site plan, a Bird's Eye view and an Elevation drawing. Per the notes on the elevation drawing, the four buildings will now be referred to as Building A (formerly referred to as the "blue house") Building B (the middle building), Building C (the easternmost building reminiscent of a barn) and building D (the flat roofed rear building).

The drawings were prepared by OMR for the owners: 525 Mass Ave LLC, 531 Mass Ave LLC and WAVE Associates LLC, and represent the amended proposal reviewed and approved on February 4, 2013 by the HDC.

As the drawings submitted pre-date this COA in all instances the design details and materials referenced in this COA take precedence over the preliminary details and material notes called out on the drawings.

This project is approved to be built in its entirety per the above referenced drawings.

Findings, conditions, requirements, recommendations:

Findings:

1. Any part of this project visible from Massachusetts Avenue is within the jurisdiction of the HDC.
2. It is with great reluctance that the HDC considers the demolition of any of the buildings that are part of Acton's Historic Districts as they are already too few in number. Henceforth, independent licensed engineering reports evaluating a building's condition will be required at the earliest project initiation. This amendment is not to be considered a precedent for demolitions which will continue to be considered only as a last resort when all structural remedies are found to be infeasible. Engineering studies subsequent to the approval of Certificate 906A have confirmed that neither the white barn nor the brown house are structurally sound and therefore could be candidates for replication only, not relocation. Although in this instance the HDC has not required the replication of these buildings the HDC will continue to assume that renovation and/or replication (both consistent with the Department of Interior Standards), will be required for all buildings in the districts which fall into disrepair either through vacancy, accident or neglect.
3. This parcel was re-zoned by a 2/3 majority vote at Town Meeting in April 1994 to allow commercial development. An existing building that changes use must now meet the requirements of the 2009 IEBC Code including the Massachusetts amendments and, if renovated, is not allowed to benefit from the presumption that it met the code at the time of its original construction. These renovations therefore, must meet all the requirements of both that code and the Commonwealth of MA Architectural Access Board.
4. The HDC has verified with the Town of Acton Planning Department that the current number of parking spaces provided by the project meets the minimum as required by zoning and cannot be reduced.

On Condition:

Because the approved drawings are schematic in nature there remain items that are not yet adequately depicted and/or specified for approval. The HDC will require monthly meetings attended by no more than three members to review the project during the design process subsequent to this approval to ensure that all additional design decisions continue to reflect the intentions of the Commission with regard to this site. The applicant will provide documentation including drawings and specifications of design elements as necessary for review and approval by the full Commission as an agenda item at a regularly scheduled HDC meeting.

This amended project (0906AA) must not exceed the FAR requirements of the site. This approval is contingent on a finding by the Town of Acton Planning Department that this project meets all required site restrictions, including the required FAR.

1- A list of project components approved by the HDC is:

1. 3-tab shingles for all the sloping roofs.
2. Window specifications: All windows visible from Massachusetts Avenue to be double glazed Jeld-Wen custom series simulated divided light windows with wood sash set-up in a wood frame.
3. Building C will have random pattern fieldstone veneer foundation walls at the parking level. Samples and installation details of the stone selections to be submitted for approval and vote.

2- Demolition and Foundation Permit

1. A Demolition and Foundation permit may be granted in advance of the Building Permit for this project so that site work can commence when the weather permits. This demo and foundation approval requires that Building A (the blue house) will be preserved and relocated per the site plan.
2. Fieldstone and granite from the site will be set aside during this phase for re-use in subsequent landscaping work.
3. Front door of existing brown house will be set aside for re-use in the new project.
4. Before demolition, applicant to provide photographs of all 3 buildings showing each elevation and all trim details with dimensions (including porch posts, cornerboards, window casings, bed moldings, fascia, soffit, crown moldings, frieze and shutters) for Town archival purposes.

3- These items are among those which will need to be reviewed by, presented to and approved by the HDC BEFORE a BUILDING PERMIT will be granted for this project:

1. Additional window specifications: i.e. window muntins to have spacer bars. Muntin/lite pattern, profile and width to be reviewed and approved by HDC. Provide historic sills with extended sill horns and wood casing. Window glass selection to be approved by the HDC and consistent throughout the project.
2. Landscape plan (currently a minimum of (4) 2 ½"-3" caliper trees with inkberry underplanting) to be reviewed and amended by Acton's Tree Warden before implementation to assure that it contributes to the street-scape, is compatible with the goals of the town, and provides the screening of the parking requested by abutters. Plant selections need to reflect the limits of the overhead wires and be salt tolerant.
3. Provide fieldstone samples and installation details for review/approval for Building C foundation.
4. Detail of parapet at Building D (flat-roofed rear building). The parapet must completely screen the entire roof-mounted photovoltaic installation behind it, or the HDC will not permit installation.
5. Details of elements of Building B (middle building), including its connections to the rear building (Building D) and its front porch structure including the post details.
6. Details of the cupola at the Building C (barn building).
7. Details of all dormer roofs.
8. Review for approval the muntin pattern on windows on the Building A (the blue house).
9. Exterior doors.
10. Exterior hardware.
11. Required (if any) HVAC and mechanical penetrations visible from the street.
12. Lighting plan and fixture cut sheets for light fixtures visible from street.
13. All eave details at locations visible from the street.
14. All gutter and downspout profile and locations.
15. Clarification of plan and elevation details of the angled wall at the back of Building D.
16. Selection of street furniture that is visible from the public way (i.e. planters, benches etc) should be reviewed and approved by the HDC.

4- A list of remaining items to be determined that must also be reviewed and approved by the HDC BEFORE INSTALLATION, though not before a building permit is issued:

1. Awning material/text/color on sides of middle building. This will be tenant driven and TBD if tenants want it.
2. Tenant signage at Buildings A, B, C and D.

Requirements:

1. It is required that the list of as yet unresolved items will be detailed by the architects to meet the requirements of, and obtain the approval of, the HDC. It is assumed that because of the schematic nature of the current drawings, other details will emerge that are not listed in this approval that will be reviewed for approval by the HDC.
2. The applicant will make available drawings of those areas within HDC jurisdiction for HDC review at the following stages of drawing progress:
 1. 50% Schematic Design
 2. 100% Schematic Design
 3. 50% Design Development
 4. 100% Design Development
 5. 50% Construction Documents
 6. 100% Construction Documents
3. Dated title sheet and index sheet of the above drawings will be posted on DocuShare.

When completed, the work outlined above must conform in all particulars to the Application approved on February 4, 2013. The applicant may proceed with the proposed work provided all other approvals have been obtained, including 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 or renewal of the Certificate may 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.

Amendment to Application 0906A received April 28, 2009

Date of Public Hearing Oct. 9, 2012, & continued Oct. 23, 2012, Nov. 29, 2012, and Dec. 11, 2012

Certificate approved by Anita L. Rogers Date March 12, 2013
Anita Rogers for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, Planning, HDC File

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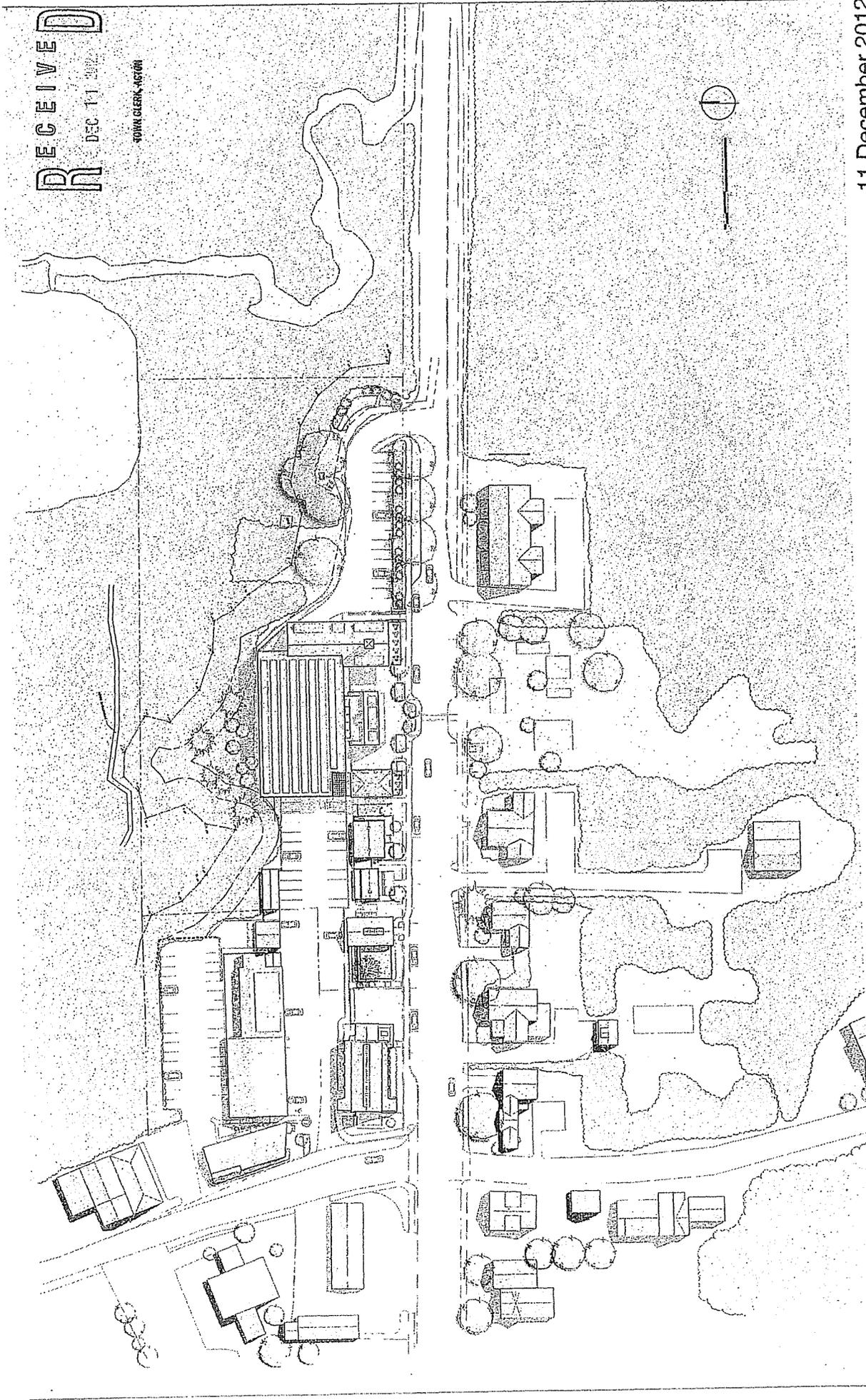
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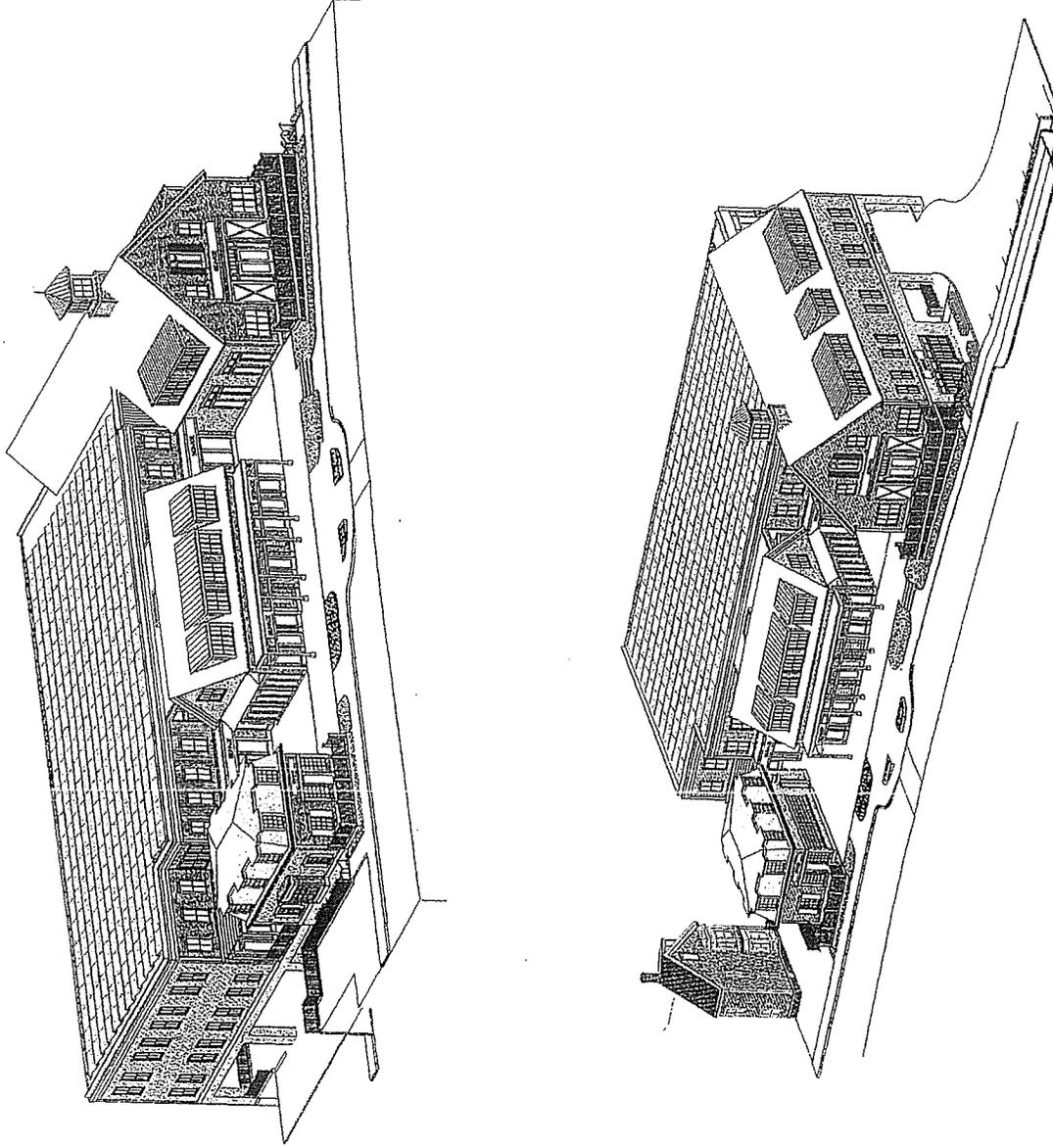
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Site Plan
West Acton Village Ecology (WAVE II)



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Bird's Eye Views

West Acton Village Ecology (WAVE II)

11 December 2012
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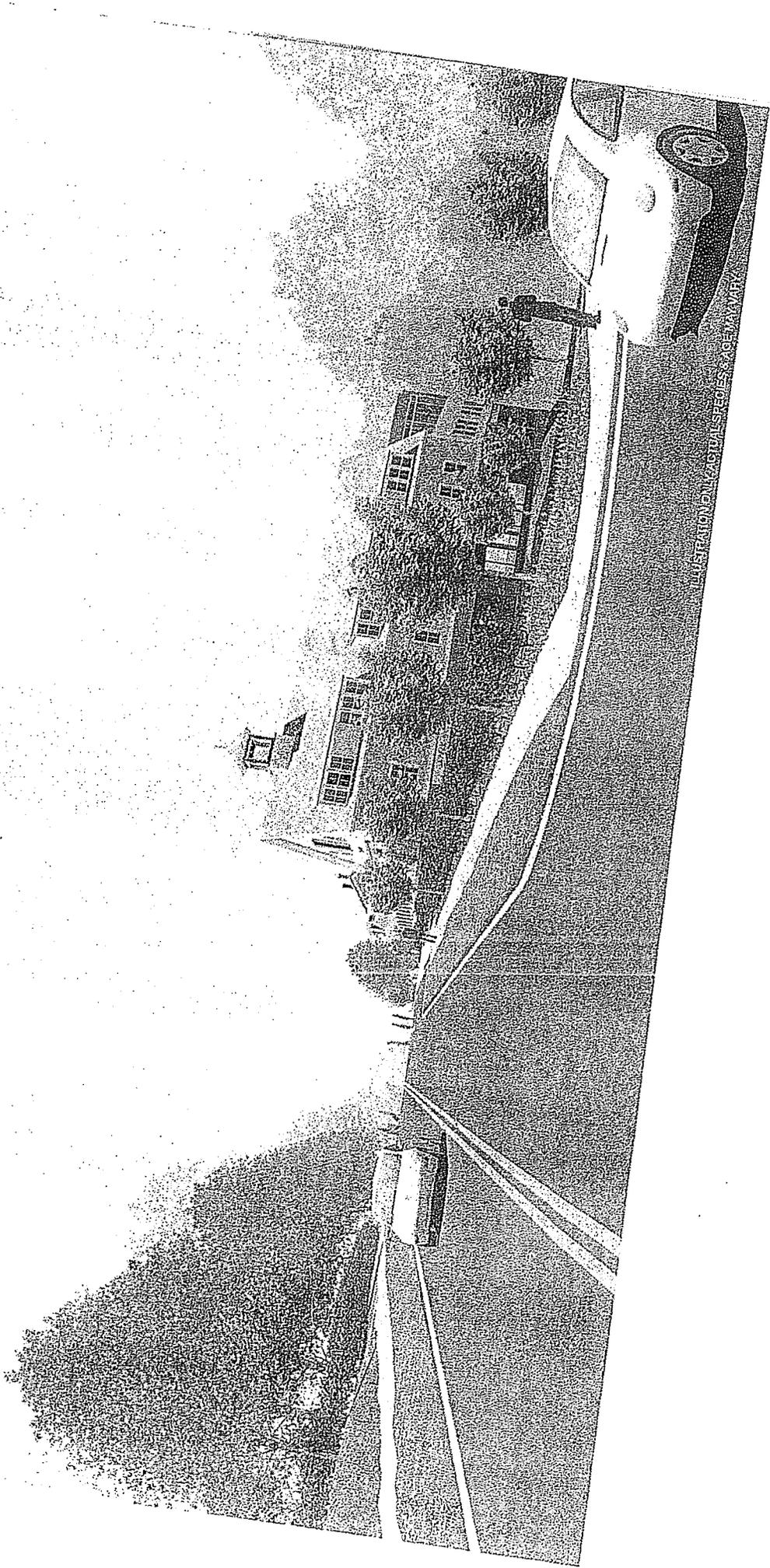


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