

PAID CHK # 2484
\$1000/x

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

Application #

RECEIVED

APPLICATION FOR CERTIFICATE

This information will be publicly posted on the Town of Acton website docushare. TOWN CLERK, ACTON

Applicant JONATHAN MACPHEE

Telephone 617-767-6491 (c)

Address 49 SCHOOL STREET
ACTON, MA 01720

E-mail JSMACPHEE@YAHOO.COM

Property owner and address
(if different from applicant)

Location of Work 47 No. SCHOOL Street

District: Center West South

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of a Certificate for work within a Local Historic District.

Description of Proposed work: (See instructions for additional information required)

IN JUNE, I FILED THIS APPLICATION TO REPLACE EXISTING 3-TAB SHINGLES ON 47 SCHOOL ST. THE CERTIFICATE OF NON-APPLICABILITY WAS GRANTED, SO I ORDERED THE SHINGLES AND GAVE THE ROOFER THE GO AHEAD. UNFORTUNATELY, A DIFFERENT, ARCHITECTURAL SHINGLE WAS DELIVERED (WITH THE 3-TABS I ORDERED ONLY ARRIVING FOR THE RIDGE CAP) THE ROOF WAS STRIPPED & INSTALLED OVER A WEEKEND I WAS AWAY. I AM NOW SEEKING APPROVAL AFTER THE FACT TO ALLOW WHAT HAS BEEN INSTALLED. INSTALLED SHINGLES ARE LANDMARK AR 30 YR. 'PEWTERWOOD'

The undersigned hereby certifies that the information on this application and that any plans submitted herewith are correct, and constitute a complete description of the work proposed. I acknowledge, by my signature below, that this application and all its data will be publically posted on the Town of Acton website docushare.

Signature of applicant Jonathan S. MacPhee Date SEPT. 24th, 2013

Application received by _____ for HDC. Date

Certificate approved by _____ Date
for Historic District Commission

Certificate of appropriateness not required (Certificate of Non-Applicability issued)

INSTRUCTIONS AND INFORMATION
for filing an application for a
CERTIFICATE
for work in a Local Historic District

I. CONTACT THE HISTORIC DISTRICT COMMISSION BEFORE YOU BEGIN

Anyone contemplating exterior work within a Historic District may contact the Commission to discuss a project before making an application. We can tell you what types of work require a Certificate, whether you need to submit an application, and give you an idea of the types of things that will be approved. A list of Commission members is attached, and any member will be glad to answer your questions, or to set up an appointment on the Commission's meeting agenda to discuss your plans. The Commission meets on the first and third Monday of the month at 7:30 p.m. in Town Hall, 472 Main Street.

II. HOW TO FILL OUT AN APPLICATION FORM

Application forms can be obtained from the Town Clerk's office, or by calling the Commission.

1. Describe the work as fully as possible, attaching separate sheets as necessary.

2. Each application must be accompanied by the following information:

A. Diagram(s) or sketch(es) of the proposed work:

-- for some minor alterations such as doors, windows, and lighting fixtures, one sketch showing the proposed location on the building or property, along with a manufacturer's information page, is usually sufficient;

-- for all new construction, including an addition to an existing building, please submit views drawn to scale (1/4"=1') of all visible exterior elevations, applicable floor plans, along with explanatory notes, sections, and details of architectural trim, door and window types, etc. Include a plot plan, showing the existing building(s) and the location of the new construction;

-- for a sign, please submit a scale drawing of the proposed design, a representation of the lettering style, information on materials to be used, and a sketch of the sign's position on the building. For a free-standing sign, a plot plan, showing proposed location of the sign, with all distances from the building and lot lines, must be provided;

B. Photographs of the existing conditions. Polaroids are fine; if you do not have access to a camera, let us know and we will take a photograph;

C. Any additional drawings, diagrams, photos, product samples, and specifications requested by the Commission.

3. Date, sign, and fill in all requested information on the application form. The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

4. Mail or deliver two copies of the full application to the Town Clerk at Town Hall, 472 Main St., Acton. With the exception of municipal or non-profit applicants, an application fee, payable to the Town of Acton, is required for a Certificate of Appropriateness or a Certificate of Hardship, as follows: Alterations (new windows, doors, roofing, fencing, etc.): \$10; additions: \$25; new construction: \$50; signs: \$15. No fee is required for a Certificate of Non-applicability. In addition to the application fee, if a Public Hearing is held on an application, the applicant will be billed for the Legal Notice.

III. COMMISSION REVIEW OF APPLICATIONS

The Commission may appoint one or more of its members to initially screen applications to informally determine whether any application includes and/or is submitted with sufficient information upon which the Commission may conduct its review. Within 14 days following the first filing of an application, the Commission or its appointee/s may determine that insufficient information has been provided, in which case the application may be once returned to the applicant, with written advice as to what was considered to be lacking. The applicant will then be required to re-file the application before any further Commission action is required.

The Commission will consider applications in the order of their receipt. The Commission may hold a public hearing on the application, or, if the proposed work is minor in nature, may undertake to review it without a public hearing. In either case, your presence at the meeting at which your application is discussed will help its processing, as the Commission may need more information before it can make a decision, or might request minor changes that will make your application subject to quick approval.

IV. GENERAL INFORMATION ABOUT EXTERIOR WORK IN A LOCAL HISTORIC DISTRICT

1. Work on a project requiring Commission approval shall not be started until the required Certificate, as well as any other applicable permit or license, has been issued.
2. Changes may be made from the work described in the approved Certificate only with the Commission's written approval, usually in the form of an amended Certificate.
3. All Certificates are valid for work commenced within one year from the date of issuance. An extension or renewal of a Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time a 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 name.

4. Types of Certificates

The Commission has a maximum of 14 days to determine if work proposed in an application is within its jurisdiction. If the work is not under the Commission's jurisdiction, a Certificate of Non-applicability will be issued. A Certificate of Non-applicability is not always needed, but if the applicant is seeking other permits, such as a roofing or building permit, it is issued to show the permitting department that the Historic District Commission has checked the plans.

If the work proposed in an application falls under the Commission's review, it will need a Certificate of Appropriateness. This is the Certificate that shows that the proposed work has been found to be compatible with the character of the property and the Historic District.

In rare cases, the Commission may issue a Certificate of Hardship. In this case, the applicant will be asked to indicate on a separate sheet the reasons why (a) owing to conditions affecting the building or structure, but not affecting the district as a whole, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant, and (b) no substantial detriment to the public welfare, and no substantial derogation from the intent and purpose of the Acton Historic District Bylaw would result from approval of the application.

5. The Commission reserves the right to defer its final decision on a proposal up to 60 days from the recorded date of an application.
6. A person aggrieved by a determination of the Commission may, within twenty days of the issuance of a Certificate or disapproval, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the Metropolitan Area Planning Council.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
DONOVAN MARY A	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value
P.O. BOX 1420		6 Septic			RESIDENTL	1010	95,100
W CONCORD, MA 01742					RES LAND	1010	216,800
Additional Owners:					RESIDENTL	1010	400
					SUPPLEMENTAL DATA Other ID: 000H3A 00026 00000 Occ Perm Photo Ward Prec Sew Zone GIS ID: Z4 SBU Hist Dist BStat P.Plan# Lot# 420 OR 1944 ASSOC PID#		



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	P.C.	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Type	Description	Amount	Code	Description	Number	Amount	Yr.	Code
								2013	1010
								2013	1010
								2013	1010
Total:								312,300	312,300

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

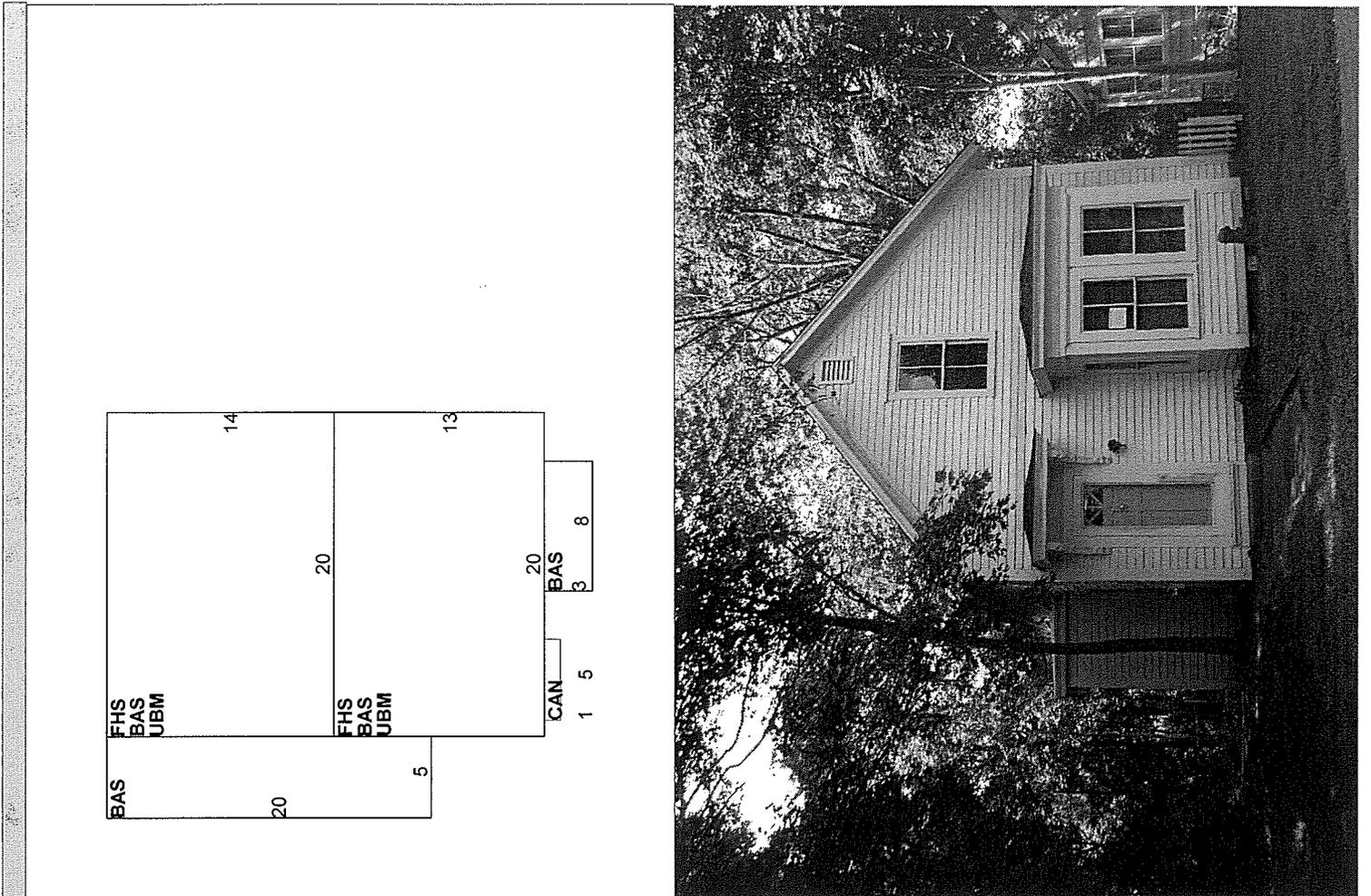
ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	NBHD NAME	STREET INDEX NAME	TRACING
0001/A			
BATCH RIVER 81 SCHOOL 81			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
130462	07/10/2013	RS	Residential
		Amount	7,500
		Insp. Date	% Comp.
		Date Comp.	Comments
			REEROOF + REPLACE
		Date	Type
		ID	Cd.
		SS	14
		MM	02
		SS	01
		PW	02
		RM	00

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use	Code	Description	Zone
1	1010	Single Fam MDL-01	R-2
		Frontage	Depth
		Units	Price
		Factor I	Factor S.A.
		Disc	Factor C.
		ST.	Idx
		Adj.	Notes-Adj
		Special Pricing	Adj. Unit Price
			Land Value

APPRaised VALUE SUMMARY		NET TOTAL APPRAISED PARCEL VALUE	
Appraised Bldg. Value (Card)	Appraised XP (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)
95,100	0	400	0
Total Appraised Parcel Value		312,300	
Valuation Method:		Adjustment:	
Net Total Appraised Parcel Value		312,300	

LAND LINE VALUATION SECTION		TOTAL CARD LAND UNITS		PARCEL TOTAL LAND AREA		TOTAL LAND VALUE	
B Use	Code	Description	Zone	D Frontage	Depth	Units	Price
1	1010	Single Fam MDL-01	R-2	162		5,432 SF	34.71
						5,432 SF	
						Parcel Total Land Area: 5,432 SF	
						Total Land Value:	216,800



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	03		Average
Stories	1.5		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F GlS/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		4 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	Sub	Sub Description	Unit Price Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHDI	SHED FRAME	L	60	8.00	1988	0	50	200	
PATI	PATIO-AVG	L	110	2.50	1988	0	30	100	
PATI	PATIO-AVG	L	99	2.50	1988	0	30	100	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	664	664	5	154,79	30,96
CAN	Canopy	0	0	540	92,87	30,96
FHS	Half Story, Finished	324	540	540		
UBM	Basement, Unfinished	0	540	540		
Ttl. Gross Liv/Lease Area:					988	1,749

BAS	FHS	20	14	20	13
BAS	BAS	5		20	
UBM	UBM			3	8
CAN	1	5			