

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

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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.

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 under-planting) 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.