Certificate # 0812

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

RECEIVED & FILED
JUL 11 2008
TOWN CLERK
ACTON

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) Lothrop Mill, LLC Telephone 508-331-4979

Address 544 Massachusetts Avenue, Acton, MA 01720

Location of Work 81 (No.) River Street (Street) District: Center ___ West ___ South X

Description of Proposed work:

Rehab. Lothrop Factory building, including demolition of 1-story west sections. Build free-standing open-sided parking structure west of main building.

Full plans at Building Dept + HDC

Approved details, as shown in manufacturer's information submitted on 7/7/08, include Simpson wood doors with glass lights, models #7506 and #7418.

Conditions, requirements, recommendations:

CONDITIONS:
(1) This approval is contingent upon the approval by the Board of Selectmen of a Site Plan Special Permit for the property;
(2) The number of garage bays will be reduced from 10 to 8. Any related changes to the fenestration and door placement on the west garage elevation will be submitted as an amendment to application and certificate #0812.
(3) This certificate does not include an approval for window units or the removal of the masonry chimney.

The work outlined above must conform in all particulars to the submittals and conditions approved on July 7, 2008. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit and Site Plan Special Permit, 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 or request received May 20, 2008 Date of Public Hearing June 16 and July 7, 2008

Certificate approved by Anne Forbes for Historic District Commission Date July 9, 2007

Copies to: Applicant, Building Commissioner, Town Clerk, Town Manager/Selectmen, Planning Board

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

July 10, 2008

Edward Flannery
Lothrop Mill, LLC
544 Massachusetts Ave.
Acton, MA 01720

Dear Bud,

Enclosed is a copy of Certificate of Appropriateness #0812 for the rehabilitation of the former Lothrop Factory at 81 River Street.

As you know, the application was approved unanimously by the Historic District Commission at a public hearing on July 7, 2008. The decision was based in part on our understanding, as discussed at the hearing, that the property is currently being subdivided and that the boundaries for the parcel with the factory building and parking structure will be the same as those shown on the Aerial Overlay Plan by GPR Engineering dated June 13, 2008. Please note the three conditions listed on the certificate. We look forward to reviewing the window units and other details in the near future.

The commission is heartened to see that this old building, which is such a prominent structure on River Street and which was so important in South Acton's past, will be treated with the sensitivity and respect that it deserves. We wish you all the best with the project, and are ready to help in any way we can. As with any large rehabilitation, the commission anticipates that there will be a need for minor additions and perhaps minor changes to the approved plans as the construction progresses. As always, we should be able to treat requests for the approval of such changes as amendments to the original application and certificate. Please get back to us about those things as soon as the situation arises.

Sincerely,

Anne Forbes

Anne Forbes, HDC
Cc: ~~Garry Rhodes~~, Building Commissioner;
Town Manager/BoS; Planning Board

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 MAIN STREET, SUITE 301, AYER, MA 01432
CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING & LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

RESIDENTIAL DEVELOPMENT

AERIAL OVERLAY PLAN

81 RIVER STREET
ACTON, MA 01720

OWNER/APPLICANT:
LOTHROP MILL, LLC
544 MASSACHUSETTS AVENUE
ACTON, MA 01720

DFT. BY: MKB CHK. BY: BDR	DATE: JUNE 13, 2008	JOB 071033A

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FEET

P:\07----\071033A\DWG\PERMIT\SP-1_PRES.DWG 06-13-08 11:31:14 AM - LAYOUT AERIAL

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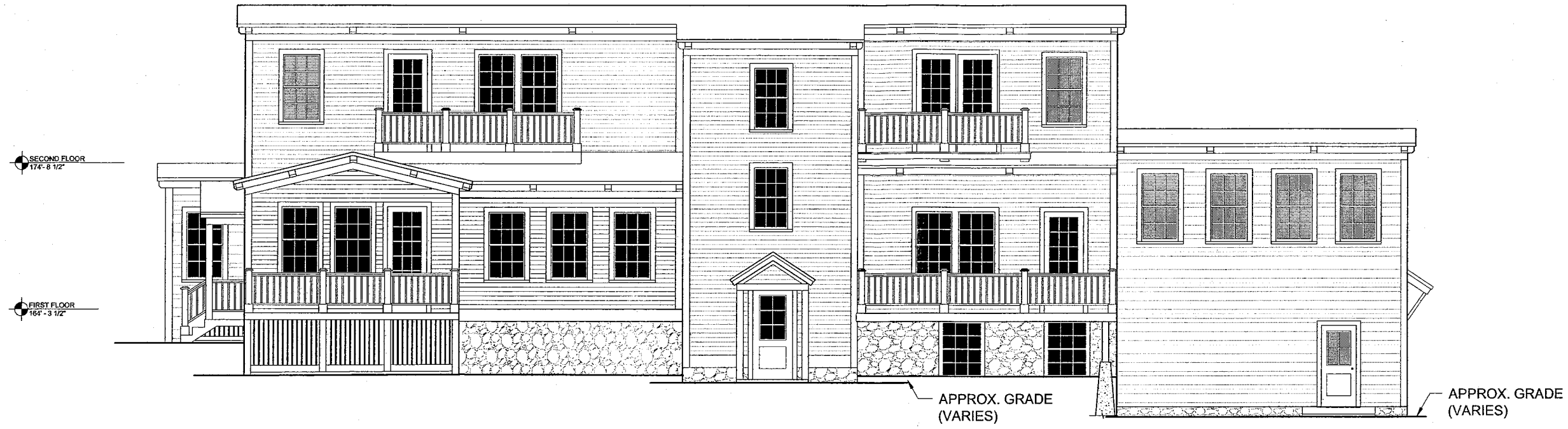

SOUTH ELEVATION

SCALE: 1/4" = 1'

WEST ELEVATION

SCALE: 1/4" = 1'

Notes:

THESE DRAWINGS REPRESENT PRELIMINARY DESIGN AND CONCEPTS AND ARE NOT MEANT TO BE USED FOR CONSTRUCTION.

Key Plan:

Architect's Stamp:

Project:
River St. Housing Project

81 River St.
Acton, MA

Client:

Project #: 06057
Scale: As Noted

Issue:	Date:
For Permit	05/15/2008
For Review	06/12/2008

Revisions:	Date:

Drawing Title:
Exterior Elevations

Sheet Number:
A.201

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Maugel Architects, Inc.

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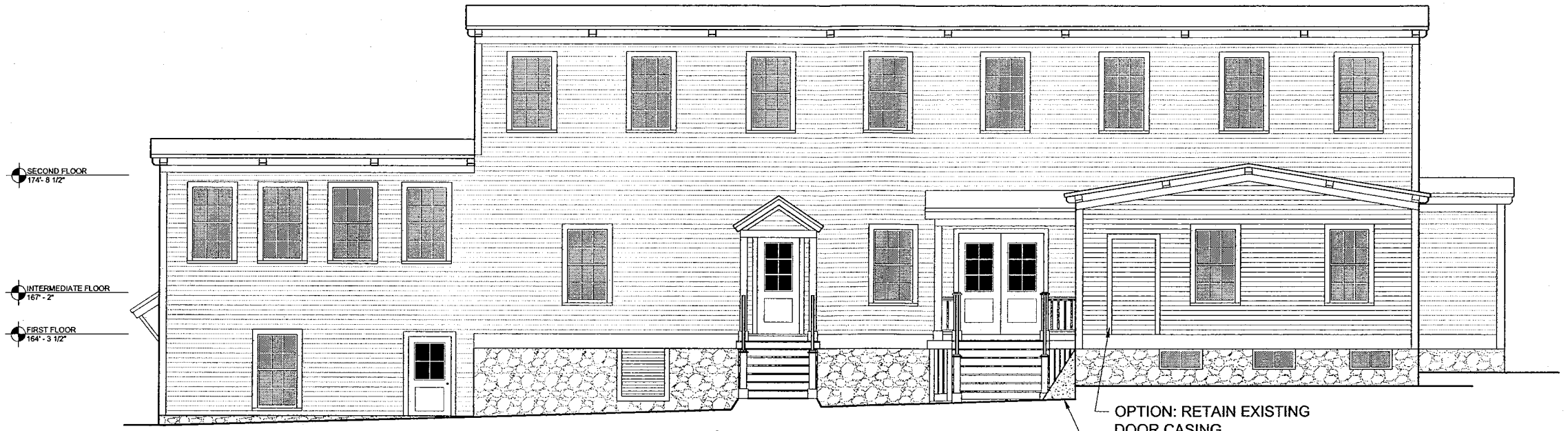

NORTH ELEVATION

SCALE: 1/4" = 1'

A OPT. SHED ROOF & BRACKET

SCALE: 1/4" = 1'

EAST ELEVATION

SCALE: 1/4" = 1'

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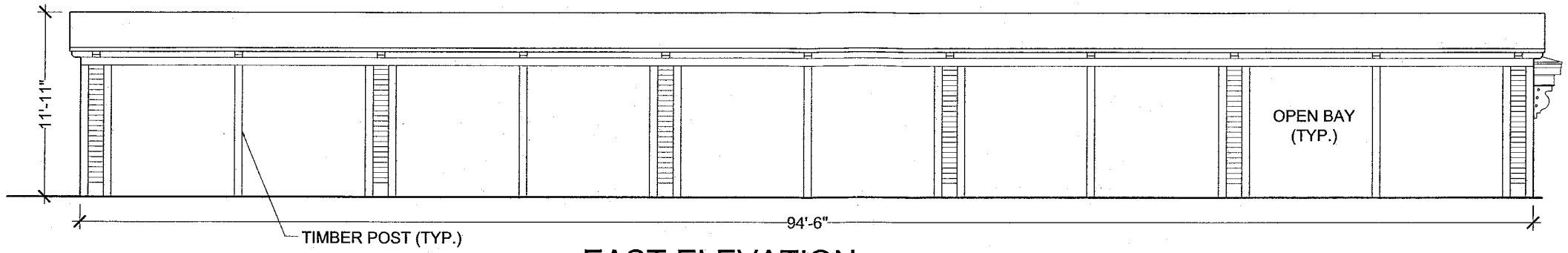
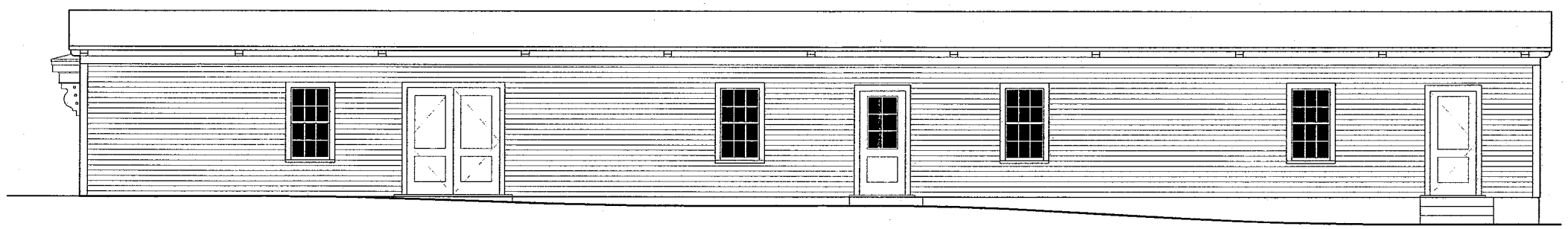


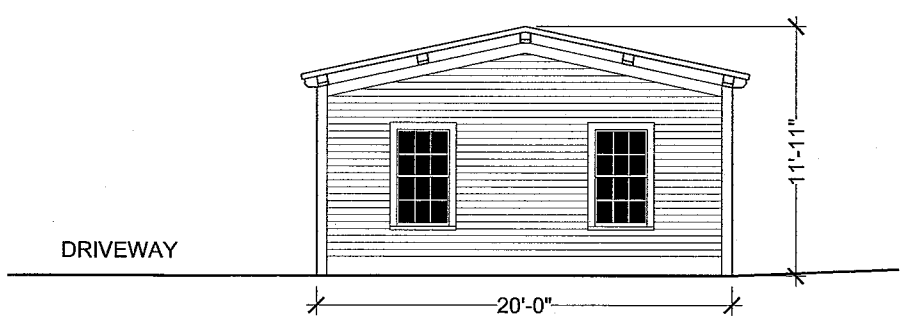
EAST ELEVATION

SCALE: 1/4" = 1'



WEST ELEVATION

SCALE: 1/4" = 1'



SOUTH ELEVATION

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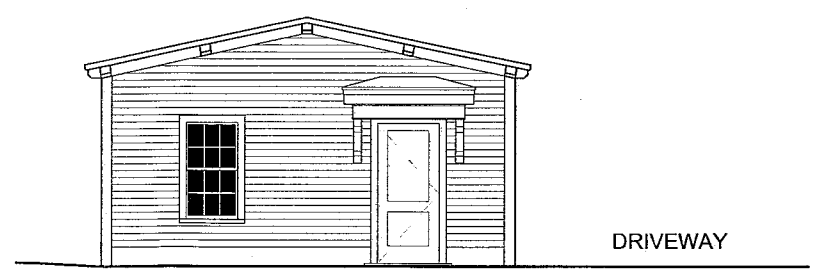

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