



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

June 26, 2009

The Office of Michael Rosenfeld, Inc., *Architects*
543 Massachusetts Avenue
Acton, Massachusetts 01720

Dear Michael and Mathias,

Enclosed is:

- Certificate of Appropriateness (0906/A) for 525 - 541 Mass. Ave.
- Conditions of Certificate of Appropriateness (0906/A-Conditions) for 525 - 541 Mass. Ave.
- Certificate of Non-Applicability (0906/B) for 537-531 Mass. Ave. - construct surface parking.
- Certificate of Appropriateness (0906/B-Part II) - 531-537 Mass. Ave. - removal of garage.
- Certificate of Appropriateness (0906/C) - 5 Spruce St. - move, relocate, connect Red Barn.

As always, it is a pleasure working with you. Please let us know if you have any questions.

Also, we have noticed the blue roofing material on the houses along Mass. Ave., would you please assure us that those buildings are weather tight. Thanks so much.

My best,

Ellie Halsey
for the Historic District Commission

Re: WAVE

Please look at 0906A-Conditions

#'s 2-3-4 and advise HDC.

Thanks,

Ellie

cc: Building Commissioner, HDC file, Planning Board, Town Clerk, Town Manager/BoS
Cert. #0906/A, 0906/A-Conditions, #0906/B, #0906/B-Part II, #0906/C

Certificate #0906/A

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

CERTIFICATE

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

CERTIFICATE OF APPROPRIATENESS

for the work described below.

Applicant or Owner: 531 Mass Ave., LLC

Telephone: 978-264-0160

Address: 543 Massachusetts Avenue,
Acton, Massachusetts 01720

E-Mail: jmrosenfeld@omr-architects.com
mathias@newhabitatpartners.com

Location of Work: 525-541 Massachusetts Avenue,
Acton, Massachusetts 01720

District: Center - West- X South-

Description of Proposed Work:

Conceptual plans and design for 525 - 541 Massachusetts Avenue, Acton, Massachusetts.

Conditions, Requirements, Recommendations:

SEE ATTACHED.

The work outlined above must conform in all particulars to the submittals and conditions approved on June 15, 2009. 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(s) 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 or request received: 4/28/09

Date of Public Hearing: 6/01/09 and
Cont. on 6/15/09

Certificate approved by:


Ellie Halsey

Date: 6/26/09

for the Historic District Commission

Copies to: Building Commissioner, HDC File, Planning Board, Town Clerk, Town Manager/BOS

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

Conditions, requirements, recommendations for approval of the Application for **Certificate of Appropriateness (#0906)**.

Finding:

1. The adaptive reuse of the buildings along Mass. Ave. is a creative and holistic approach to retaining our Village feel yet incorporating the retail spaces necessary for revitalization and development of the West Acton Village.
2. The overall design concept and massing presented needs some interpretation of the zoning bylaw and the Village Plan as it relates to this design in accordance with Chapter P 8.1 and 8.2.
3. Overall massing, disposition of the openings and facades of 535-537 Mass Ave is acceptable. Items for further review include the details of the handicapped ramp and the link.
4. Overall massing, disposition and facades of 525-531 Mass Ave. reflects the desired hierarchy of public and private spaces. More details of the doors, planters, gables, porches, and the link are to be determined and reviewed.
5. The eastern façade will be very visible from Mass Ave. without tree screening; with the planned screening, about half of the building will be visible. The ramp, while required, will be reviewed with other railing details.

Conditions:

1. Window on the west side of the 535-537 Massachusetts Ave. attic level shall match existing 2 over 2 windows as in plan of June 1, 2009 (exhibit A).
2. The links between the 525-531 Mass Ave and between the portions of 535-537 Mass. Ave. will be reviewed.
3. Hand rail system on the walkways and staircases to be reviewed.
4. All the materials and specific details of trim, siding, windows, and doors, etc. will be reviewed.

Handwritten initials

Certificate #0906/B

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

CERTIFICATE OF NON-APPLICABILITY

for the work described below.

Applicant or Owner: 531 Mass Ave., LLC

Telephone: 978-264-0160

Address: 543 Massachusetts Avenue,
Acton, Massachusetts 01720

E-Mail: jmrosenfeld@omr-architects.com
mathias@newhabitatpartners.com

Location of Work: 537-531 Massachusetts Avenue,
Acton, Massachusetts 01720

District: Center - West- X South-

Description of Proposed Work:

Construct surface parking behind the structures located at 537-531 Mass. Ave., Acton, MA. The surface parking is set below grade, and will be screened by buildings and vegetation. This parking lot is not visible from the HDC's review jurisdiction limitation in Section 6.1 of the Chapter 40C Bylaw and will minimally impact views from the public way (Mass. Ave.).

**Conditions, Requirements, Recommendations:
NONE**

The work outlined above must conform in all particulars to the submittals and conditions approved on June 15, 2009. 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(s) 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.

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Ellie Halsey
for the Historic District Commission

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for the work described below.

Applicant or Owner: 531 Mass Ave., LLC

Telephone: 978-264-0160

Address: 543 Massachusetts Avenue,
Acton, Massachusetts 01720

E-Mail: jmrosenfeld@omr-architects.com
mathias@newhabitatpartners.com

Location of Work: 531-537 Massachusetts Avenue,
Acton, Massachusetts 01720

District: Center - West- X South-

Description of Proposed Work:

Removal of 1960's garage addition to the White Barn at 531 Mass. Avenue.

Findings, Conditions, Requirements, Recommendations:

Finding - Removal of garage is a noncontributing factor to the District.

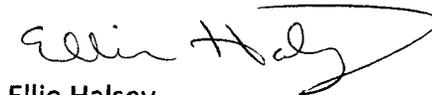
Condition - Once garage is removed, White Barn must be made weather tight to prevent further deterioration.

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Certificate #0906/C

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for the work described below.

Applicant or Owner: Michael Rosenfeld

Telephone: 978-264-0160

Address: 543 Massachusetts Avenue,
Acton, Massachusetts 01720

E-Mail: jmrosenfeld@omr-architects.com
mathias@newhabitatpartners.com

Location of Work: 5 Spruce Street
Acton, Massachusetts 01720

District: Center - West- X South-

Description of Proposed Work:

Move the Red Barn currently attached to the rear of the Yellow House at 537 Mass. Ave., and relocate and connect it to the existing Woodshop space located at 5 Spruce Street.

Findings, Conditions, Requirements, Recommendations:

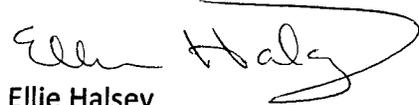
Finding - the move of the Red Barn improves it, and allows it to remain a part of the Village District.

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