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

OCT 28 2014

TOWN CLERK  
ACTON

**CERTIFICATE 1422 (corrected version)**

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 in the Application of the same number.

Applicant (or owner) Edward Flannery

Telephone 978-263-7569

Address 544 Mass Ave

Email Flannery7@verizon.net

Location of Work Flannery Way. District: Center    West X    South   

**Description of Proposed work:** Construction of (2) new duplex residences on Flannery Way – an access road to property behind 544 Mass Ave which is within the Historic District.

**Findings, conditions, requirements, recommendations:**

**Findings:** (2<sup>nd</sup> finding inadvertently omitted from Oct 9<sup>th</sup> certificate)

- The Acton HDC found that the front elevation of each duplex was visible from the public way (Mass Ave ) and is therefore under the jurisdiction of the HDC.
- The context of this property on Flannery Way is different from others in the district. The HDC finds a simple design acceptable due to the distance from the public way and the desire for these buildings to recede so that the existing original buildings on Mass Ave continue to have prominence.

**Requirements:**

- Windows on front elevations to be wood units with integral (minimum) 5/4 x 4 wood casings and 2/1 simulated divided lites in 2 groups of 3 windows each per elevation. Wood window sills to be “historic” size and can be a composite material. Window sills on multiple units should be continuous.
- Water table detail to match submitted drawings.
- 1x10 Cornerboards approved, not smaller.
- Owner to install cedar clapboards, wood stair railing and wood balusters on front elevation.
- Owner may use composite material for the decking and stairs.
- New porch columns to have both base and cap detail.
- (4) garage brackets total – 36 x 36 size
- Garage door to be model 921 plain – with 6 lites.
- Front door to be Thermatru smooth star or equal with Simulated divided lights

- Exterior light fixtures to be plain square lanterns similar to attached.
- There will be no eave or rake returns.
- Architectural asphalt roof singles approved.

**Recommendations:**

- It is recommended that the houses be painted shades of gray or white – as the monochromatic schemes of gray or white will minimize the impact of the garage doors.

When completed, the work outlined above must conform in all particulars to the Application approved on Sept 9, 2014, following a Public Hearing on the same date. 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.

Application received July 2, 2014 (and extended by owner)

Date of Public Hearing August 23 & continued Sept. 9, 2014

Certificate approved by  Date Oct. 27, 2014  
for Historic District Commission

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