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TOWN OF ACTON, MA  
2024 SEP 25 PM 5:01

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

**CERTIFICATE # 2401 CORRECTED**

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 Application #2401 requiring approval.

Applicant (or owner): Eric and Meghan Kaye  
Telephone 508-269-4999  
Address 544 Mass Ave, Acton MA  
Email eric.kaye.a@gmail.com

Location of Work 544 Massachusetts Avenue District: Center    West X South   

**Description of Proposed work:** Remove existing windows (not original) and replace all that are visible from the public way (see attached photos) with Marvin Elevate Fiberglass Simulated Divided Lite Double Hung units with a 2/2 lite pattern (except at Bay Window if 1/1 preferred) per the application. The existing casings, the windowsills and the aluminum that wraps them will also be removed and replaced so that proper window installation flashing details can be achieved with both the new and replacement Marvin units. Existing siding and its j-channel installation will remain in place.

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

**Findings:**

1. The governing way is Massachusetts Avenue.
2. Nearly all the original windows have been removed previously.
3. 24 windows are visible from the street and these described parameters apply to all of them. Other windows which have been determined to not be visible from the street are exempt from these restrictions.

**Requirements:**

1. New composite casing stock that is installed should be 5/4 stock to properly accommodate the thickness of the existing j-channel and siding which will remain.
2. New sill stock that is purchased (applied sills) to be composite historic sill stock (2" thick) and installed with extended sill horns, typical of the era of the home. Use Azek Historic Sill AZM- 7979 or similar.
3. Fiberglass windows do not need painting.
4. Azek and/or other composite materials used for sill and casing require painting.

Recommendations:

1. The HDC recommends the use of half screens on double hung windows as the installation of full screens has a modern appearance.

When completed, the work outlined above must conform in all particulars to the Application, the Application's supporting photographs and the Commission's additional Requirements, approved at the Public Hearing on July 23, 2024.

The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit 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 January 16, 2024  
Certificate approved by Anita Rogers  
for Historic District Commission

Date of Public Hearing July 23, 2024  
Date July 29, 2024  
**HDC vote on 9/10/2024 to correct  
Location of Work Address**

Copies to: Applicant, Building Commissioner, Town Clerk, Zoning Board of Appeals, HDC File

RECEIVED  
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TOWN OF ACTON, MA  
2024 JUL 31 PM 2:12

**TOWN OF ACTON  
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472 Main Street, Acton, MA 01720

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Email eric.kaye.a@gmail.com

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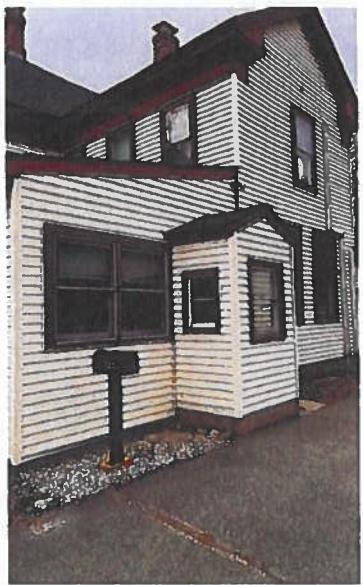
Application received January 16, 2024  
Certificate approved by Anita Rogers  
for Historic District Commission

Date of Public Hearing July 23, 2024  
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Copies to: Applicant, Building Commissioner, Town Clerk, Zoning Board of Appeals, HDC File

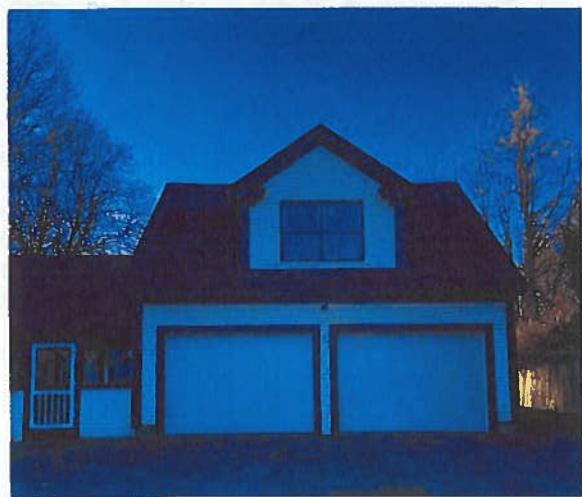
## 544 Massachusetts Ave

22 / 24 Street Facing Windows



**544 Massachusetts Ave**

**2 / 24 Street Facing Windows**



RECEIVED  
TOWN CLERK  
TOWN OF ACTON, MA

Payed \$10.00  
1/16/25

Application # 2401

2024 JAN 16 PM 4:13

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

**APPLICATION FOR CERTIFICATE**

This information will be publicly posted on the Town of Acton website docushare.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):  
Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10   
Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition)Fee: \$50   
Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate)   
Cert. of Non-Applicability No Fee

**Fees waived for non-profit or municipal applicants.**

Applicant: Eric Kaye and Meghan Kaye Telephone: 508 - 269 - 4999  
Address: 544 Massachusetts Ave E-mail: eric.Kaye.a@gmail.com

Property owner and address:  
(if different from applicant)

Contact information: phone

Location of Work: District: Center  West  South   
No. 544 Street Massachusetts

Description of Work: (See website Instructions regarding information that is here required)

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

Signature of applicant Eric Kaye Date: 1/16/2024

Application received by \_\_\_\_\_ for HDC Date: \_\_\_\_\_

COA approved/CNA issued by \_\_\_\_\_ for HDC Date: \_\_\_\_\_

January 16, 2024

We are under contract with Newpro Home Solutions to replace 42 windows at our house, 544 Massachusetts Ave. The contract with Newpro is pending Certificate of Appropriateness with the Acton Historic District Commission. In the event we are unable to receive approval, the contract will be voided.

Details about the project:

We are replacing 42 windows with the Newpro Ecomax window

<https://www.newpro.com/windows/ecomax-series/>. 24 of the 42 windows are street facing (including the 2 on the front of the detached garage). Newpro makes a composite window. On the 24 street facing windows we are adding a 2 over 2 grid which is the common choice of grid style in the West Acton Village (see photo examples at the end). The replacement windows from Newpro, with the grid design, composite material, increase in visible glass, and white trim, is one big step we are taking to bring our house back in the direction of a historical home from the exterior view. In addition to the historical design benefit we expect improvements in energy efficiency and comfort inside our home.

David Honn and Anita Rogers visited our home on Friday, January 5 to share their expertise and advice as well as to answer some of our questions. We are new homeowners in Acton (August 2022) and don't know the exact age of our current windows, screens, and storm windows. Our guess is the windows are between 30-40 years old. Most windows and sills on the north facing side of the house have rot and some damage.

Representatives from Newpro will deliver a window sample and additional materials about their Ecomax window to the Historic District Commission. I will email the commission members and copy Newpro representatives to coordinate the window materials review. Newpro has agreed to also be present for the meeting to help answer any questions.

Thank you for the review of our application. There are photos on the following pages that show the street facing windows on our house.

This is our second time submitting an application to the Acton Historic District Commission (October 2022 - new asphalt shingle roof). Let us know if you have any questions. We look forward to discussing our project at a future meeting and working with the Commission to bring our home closer to a design that matches the guidelines and the appeal of historic homes in Acton. Thank you.

Eric and Meghan Kaye

**Front = 13**



**Driveway side = 5**



*Not replacing side door entry*

**East side = 4**



## Garage = 2 windows



### Current condition outside:

Storm windows will be removed and not replaced. Aluminum capping will be replaced with PVC coated aluminum capping and will be aspen white.



### Window sill rot outside:

Window sills replaced on the front of the house.



## 2 over 2 windows in West Acton Village

