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

CERTIFICATE 2527

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: Noah Fredriks — Telephone: (315) 871-6796

Address: 274 Central Street, Acton, MA 01720 — Email: noahf@bu.edu

Property Owner: Same — Owner Contact Info: Same

Location of Work: Same — District: Center __ West X_ South __

Description of Proposed work: Install 19 solar panels on house and garage as described in application and attachments, attached hereto.

Findings and Conclusions, Requirements:

Findings and Conclusions:

1. The house in question is a gable-end, Greek Revival home built about 1850 on Central Street, a residential street, among a row of houses built between 1840 and 1900. These houses were associated with the early phases of West Acton's 19th century development as a small village centered around the railroad, which arrived in West Acton in 1845. MACRIS Form ACT.296 (Form ACT.296).
2. Little is known about the early residents of the house; its architect is unknown. Form ACT.296.
3. The house is located next to the West Acton Baptist Church, the back of which is immediately north of the house, partially obscuring the view of the north side of the house from Central Street, the governing way..
4. Of the 19 panels that the applicant seeks to mount on the roof of his house and garage, five would be on roof surfaces not visible from Central Street, the governing way, and thus are not within the jurisdiction of the HDC.
5. Of the 14 panels that are visible from Central Street and thus within HDC jurisdiction, five would be located on the roof of the detached garage, located well behind the house, three would be on the roof of the shed dormer on the north side of the house partially obscured by the nearby church, and six would be on the south roof of the gable end facing Central Street, located only a few feet from Central Street, all as shown in the attachment to the application.

6. While the five panels on the garage and three panels on the shed dormer roof on the north side of the house would be visible from Central Street, the roof surfaces on which they would be located do not front Central Street. These eight panels would either be located on an accessory building at the back of the property or partially obscured from the viewpoint on Center Street and thus are appropriate and thus are approved subject to the requirements set forth below. See Solar Guideline 3.
7. The six panels that would be located on the south roof of the gable end facing Central Street, while not fronting on Central Street, would be plainly visible from, and close to, Central Street. As such, given the building's historical background and location, these six panels are inappropriate and thus are not approved. See Solar Guidelines 1 and 3.
8. In approving eight of the 14 panels proposed for roof-mounted installation and disapproving six of those panels in this matter, the HDC considered the impact of its decision on the threat posed by climate change and on the Commonwealth's various obligations in that regard.
9. The location of the disapproved six panels and their proximity to Central Street, the governing way, coupled with the historic background and location of the house are not conditions especially affecting this building but not affecting buildings in the Districts generally, and the applicant has made no showing of substantial hardship owing to the disapproval of these six panels, and none is apparent on the face of the application. Accordingly, a Certificate of Hardship is not appropriate under these circumstances.

Requirements

1. The approved panels must be installed as depicted in the application and its attachments, attached hereto.
2. The approved panels must be parallel to the roof surface, no more than three inches above the surface and held back from the roof edge as depicted in the attachment to the application attached hereto.
3. Piping, conduits and other associated equipment must be concealed from view, and all panel installations must be reversible without damaging any feature of the building on which it was installed.

When completed, the work outlined above must conform in all particulars to the Application approved on August 26, 2025. The applicant may proceed with the approved work provided all other approvals have been obtained, including a Building Permit if necessary. 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.
The Decision only applies to matters within the HDC's jurisdiction. Any action permitted hereunder may still be subject to or require other approval or permits from other governmental boards, agencies or bodies having jurisdiction such as the Building Department, Planning Department, Health Department, Planning Board, Conservation Commission or Zoning Board of Appeals, as the case may be.

Any appeal of this decision or any part thereof must be filed in accordance with the provisions of Bylaw P, Section 12, which requires filing a written request with the Town Clerk within 20 days of the issuance of this Certificate.

Application received: July 18, 2025 Date of Public Meeting: August 26, 2025
Certificate approved by HDC Vote (4-0) Date: August 26, 2025

Arthur Leavens

Filed by Arthur Leavens, Member
for Historic District Commission Date: August 27, 2025

Copies to: Applicant, Building Commissioner, Planning Board, Select Board, HDC File

Application # 2527

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: Noah Fredriks Telephone: (315) 871-6796

Address: 274 Central St.
Acton, MA 01720

E-mail: ~~noahf@gmail.com~~
noahf@bu.edu

Property owner and address:
(if different from applicant)

Contact information:

Location of Work: District: Center __ West ✓ South __

No. 274 Street Central St.

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

Please consider this proposal to install 19 solar panels to my home and garage. The wiring shall be hidden within my attic then routed through the gable vent alongside existing wires. The garage requires sistering of rafters and trenching of electrical conduit if existing isn't suitable.

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 _____ Date: 7/18/2025

Application received by _____ for HDC Date: _____

COA approved/CNA issued by _____ for HDC Date: _____

INSTRUCTIONS AND INFORMATION for filing an application for a CERTIFICATE for work in a Local Historic District

I. CONTACT THE HISTORIC DISTRICT COMMISSION BEFORE YOU BEGIN

Anyone contemplating exterior work within a Historic District may contact the Commission to discuss a project before making an application. We can tell you what types of work require a Certificate, whether you need to submit an application, and give you an idea of the types of things that will be approved. A list of Commission members is available on the website, and any member will be glad to answer your questions, or to set up an appointment on the Commission's meeting agenda to discuss your plans. The Commission ordinarily meets on the second and fourth Tuesday of the month at 7:30 p.m. in Town Hall, 472 Main Street. Meetings are posted on the HDC website at least 48 hours in advance of the meeting along with the agenda for the meeting.

II. HOW TO FILL OUT AN APPLICATION FORM Application forms can be downloaded from the HDC website (see above), obtained from the Town Clerk's office, or by calling the Commission.

1. Describe the work as fully as possible, attaching separate sheets as necessary.

2. If you are applying to update a Certificate of Appropriateness (COA) currently in force to reflect a change in ownership of the property, attach a copy of that COA to your application and state in your application: (a) your name(s), (b) the date your ownership of the property became effective, and -- under "Description of Proposed work" -- (c) your intent to complete the project under the terms approved in the COA, signing the application where indicated. If you anticipate that you will need more time to complete the project than the COA permits, please include that request, stating the reason(s) for such an extension. Depending on the complexity of the approved project, the Commission may ask to meet with you concerning the project before issuing a new COA reflecting the change in ownership.

A COA issued to reflect a change in ownership of the property simply permits the new owner to complete the project under the terms of that COA, including its expiration date. Before engaging in any work within the Commission's jurisdiction which differs in any respect from that approved in the current COA, you must apply for a new COA and undergo full review of the project by the Commission.

3. Each application, other than one that simply updates a COA to reflect a change in ownership, must be accompanied by the following information:

A. Diagram(s) or sketch(es) of the proposed work:

-- for some minor alterations such as doors, windows, and lighting fixtures, one sketch showing the proposed location on the building or property, along with a manufacturer's information page, is usually sufficient;

-- for all new construction, including an addition to an existing building, please submit views drawn to scale (1/4"=1') of all visible exterior elevations, applicable floor plans, along with explanatory notes, sections, and details of architectural trim, door and window types, etc. Include a plot plan, showing the existing building(s) and the location of the new construction;

-- for a sign, please submit a scale drawing of the proposed design, a representation of the lettering style, information on materials to be used, and a sketch of the sign's position on the building. For a free-standing sign, a plot plan, showing proposed location of the sign, with all distances from the building and lot lines, must be provided;

B. Photographs of the existing conditions. Photos taken with your phones are fine; if you do not have access to a camera, let us know and we will take a photograph;

C. Any additional drawings, diagrams, photos, product samples, and specifications requested by the Commission.

4. Date, sign, and fill in all requested information on the application form. The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

5. Mail or deliver two copies of the full application to the Town Clerk at Town Hall, 472 Main St., Acton. With the exception of municipal or non-profit applicants, an application fee, payable to the Town of Acton, is required for a Certificate of Appropriateness or a Certificate of Hardship, as follows: Alterations (new windows, doors, roofing, decks, fencing, signs, etc.) or Change of Ownership: $10; Additions that increase the building's square footage (including attached garages), New buildings, Demolitions: $50. No fee is required for a Certificate of Non-applicability. In addition to the application fee, if a Public Hearing is held on an application, the applicant will be billed for the Legal Notice.

III. COMMISSION REVIEW OF APPLICATIONS

The Commission may appoint one or more of its members to initially screen applications to informally determine whether any application includes and/or is submitted with sufficient information upon which the Commission may conduct its review. Within 14 days following the first filing of an application, the Commission or its appointee/s may determine that insufficient

information has been provided, in which case the application may be once returned to the applicant, with written advice as to what was considered to be lacking. The applicant will then be required to re-file the application before any further Commission action is required. The Commission will consider applications in the order of their receipt. The Commission may hold a public hearing on the application, or, if the proposed work is minor in nature, may undertake to review it without a public hearing. In either case, your presence at the meeting at which your application is discussed will help its processing, as the Commission may need more information before it can make a decision, or might request minor changes that will make your application subject to quick approval.

IV. GENERAL INFORMATION ABOUT EXTERIOR WORK IN A LOCAL HISTORIC DISTRICT

1. Work on a project requiring Commission approval shall not be started until the required Certificate, as well as any other applicable permit or license, has been issued.

2. Changes may be made from the work described in the approved Certificate only with the Commission's written approval, usually in the form of an amended Certificate.

3. All Certificates are valid for work commenced within one year from the date of issuance. An extension or renewal of a Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time a 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 name.

4. Types of Certificates: The Commission has a maximum of 14 days to determine if work proposed in an application is within its jurisdiction. If the work is not under the Commission's jurisdiction, a Certificate of Non-applicability will be issued. A Certificate of Non-applicability is not always needed, but if the applicant is seeking other permits, such as a roofing or building permit, it is issued to show the permitting department that the Historic District Commission has checked the plans. If the work proposed in an application falls under the Commission's review, it will need a Certificate of Appropriateness. This is the Certificate that shows that the proposed work has been found to be compatible with the character of the property and the Historic District. In rare cases, the Commission may issue a Certificate of Hardship. In this case, the applicant will be asked to indicate on a separate sheet the reasons why (a) owing to conditions affecting the building or structure, but not affecting the district as a whole, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant, and (b) no substantial detriment to the public welfare, and no substantial derogation from the intent and purpose of the Acton Historic District Bylaw would result from approval of the application.

5. The Commission reserves the right to defer its final decision on a proposal up to 60 days from the recorded date of an application.

6. A person aggrieved by a determination of the Commission may, within twenty days of the

issuance of a Certificate or disapproval, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the Metropolitan Area Planning Council.


Google

System size
8.74 kW DC

Panels
REC460AA Pure-RX
Inverters
IQ8X-80-M-US [240V]

CEC-AC rating
8.12 kW AC

Estimated First Year Production
9,129 kWh

Consumption Offset
42%

Array details

Panel: REC460AA Pure-RX				
Quantity: 6	Watts: 460	Azimuth: 184° (S)	Tilt: 30.26°	Mounting: flush
Panel: REC460AA Pure-RX				
Quantity: 5	Watts: 460	Azimuth: 184° (S)	Tilt: 18.43°	Mounting: flush
Panel: REC460AA Pure-RX				
Quantity: 2	Watts: 460	Azimuth: 274° (W)	Tilt: 18.43°	Mounting: flush
Panel: REC460AA Pure-RX				
Quantity: 3	Watts: 460	Azimuth: 184° (S)	Tilt: 18.43°	Mounting: flush
Panel: REC460AA Pure-RX				
Quantity: 2	Watts: 460	Azimuth: 4° (N)	Tilt: 18.43°	Mounting: flush
Panel: REC460AA Pure-RX				
Quantity: 1	Watts: 460	Azimuth: 4° (N)	Tilt: 18.43°	Mounting: flush

Company
SRsolarNH
+1 (603) 540-4243
www.srsolarnh.com
1001 Elm St, Manchester, NH 03101, USA
josh@srsolarnh.com
Electrical license number 13858

Your energy consultant
Jeremy McKenna
j.McKenna@brightchoice.co
+1 (603) 557-0581

REC ALPHA® PURE-RX SERIES

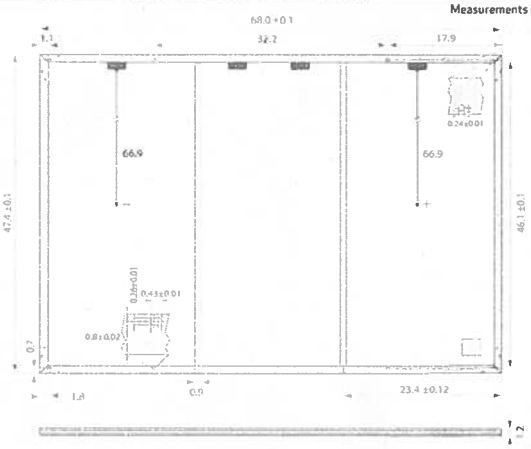
DATASHEET

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell Type	88 half-cut bifacial REC heterojunction cells, with gapless technology
Glass	0.13 in. solar glass with anti-reflective surface treatment in accordance with EN12150
Backsheet	Highly resistant polymer (Black)
Frame	Anodized aluminum (Black)
Junction Box	4-part, 4 bypass diodes, IP68 rated, in accordance with IEC 62790
Connectors	Stäubli MC4 PV-KBT4/KST4 (12AWG) in accordance with IEC 62852, IP68 only when connected
Cable	12 AWG solar cable, 66.9 in. + 66.9 in. in accordance with EN50618
Dimensions	68 x 47.4 x 1.2 in. (22.4 ft²)
Weight	50 lbs
Origin	Made in Singapore

Measurements in inches



ELECTRICAL DATA

	PRODUCT CODE*: REGxxxAA Pure-RX		
	450	**460**	**470**
STC			
Power Output - P_{MAX} (W_p)	450	460	470
Watt Class Sorting - (W)	0/+10	0/+10	0/+10
Nominal Power Voltage - V_{MPP} (V)	54.3	54.9	55.4
Nominal Power Current - I_{MPP} (A)	8.29	8.38	8.49
Open Circuit Voltage - V_{OC} (V)	65.6	65.8	65.9
Short Circuit Current - I_{SC} (A)	8.81	8.88	8.95
Power Density (W/ft²)	20.1	20.5	21.0
Panel Efficiency (%)	21.6	22.1	22.6
NMOT			
Power Output - P_{MAX} (W_p)	343	350	358
Nominal Power Voltage - V_{MPP} (V)	51.2	51.7	52.2
Nominal Power Current - I_{MPP} (A)	6.70	6.77	6.86
Open Circuit Voltage - V_{OC} (V)	61.8	62.0	62.1
Short Circuit Current - I_{SC} (A)	7.11	7.17	7.23

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 77°F (25°C)), based on a production spread with a tolerance of P_{MPP}, V_{MPP} & I_{MPP} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), wind speed 3.3 ft/s (1 m/s)). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2021; IEC61730:2016; UL61730
ISO 11925-2 Ignitability (EN 13501-1 Class E)
IEC 62716 Ammonia Resistance
IEC 61701 Salt Mist (SM6)
IEC 61215:2016 Hailstone (35mm)
UL 61730 Fire Type 2
ISO 14001; ISO9001; IEC45001; IEC62941

take-e-way WEEE compliance scheme

Specifications subject to change without notice.

MAXIMUM RATINGS*

Operational Temperature	-40 °F - 185 °F
System Voltage	1000 V
Maximum Test Load (front)	+7000 Pa (146 lb/ft²)
Maximum Test Load (rear)	-4000 Pa (83.4 lb/ft²)
Max Series Fuse Rating	25 A
Max Reverse Current	25 A

*See installation manual for mounting instructions. Designload = Test load / 1.5 (safety factor)

TEMPERATURE RATINGS*

Nominal Module Operating Temperature	44 °C ± 2°C
Temperature coefficient of P_{MAX}	-0.24% /K
Temperature coefficient of V_{OC}	-0.24% /K
Temperature coefficient of I_{SC}	0.04% /K

*The temperature coefficients stated are linear values

DELIVERY INFORMATION

Panels per Pallet	33
Panels per 40 ft GP/high cube container	594 (18 Pallets)
Panels per 53 ft truck	792 (24 Pallets)

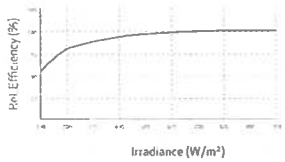
WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

REC ProTrust Warranty applies only for i) REC panels installed by an REC Certified Solar Professional, and ii) panels have been registered by the installer with REC. Subject to System Size and further conditions. See www.recgroup.com for details.

LOW LIGHT BEHAVIOR

Typical low irradiance performance of module at STC:



Available from:

Ref: PM-DS-12-06-Rev-4.5 8.2024

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com

REC

IQ8X Microinverter

INPUT DATA (DC)	UNIT	IQ8X-80-M-US/IQ8X-80-M-DOM-US[1]
Commonly used module pairings[2]	W	320–540
Module compatibility	—	To meet compatibility, PV modules must be within the following maximum input DC voltage and maximum module I_{sc}. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator
MPPT voltage range	V	43–60
Operating range	V	25–79.5
Minimum and maximum start voltage	V	30–79.5
Maximum input DC voltage	V	79.5
Maximum continuous operating DC current	A	10
Maximum input DC short-circuit current	A	16
Maximum module I_{sc}	A	13
Overvoltage class DC port	—	II
DC port backfeed current	mA	0
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit

OUTPUT DATA (AC)	UNIT	IQ8X-80-M-US/IQ8X-80-M-DOM-US @240 V	IQ8X-80-M-US/IQ8X-80-M-DOM-US @208 V
Peak output power	VA	384	366
Maximum continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°[3]
Minimum and maximum grid voltage[4]	V	211–264	183–229
Maximum continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47–68	
AC short circuit fault current over three cycles	A_{rms}	2.70	
Maximum units per 20 A (L-L) branch circuit[5]	—	10	9
Total harmonic distortion	%	<5	
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1.0	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.0
CEC weighted efficiency	%	96.5	96.5
Nighttime power consumption	mW	26	12

MECHANICAL DATA	
Ambient temperature range	-40°C to 65°C (-40°F to 149°F)
Relative humidity range	4% to 100% (condensing)
DC connector type	Stäubli MC4
Dimensions (H × W × D); Weight	212 mm (8.3") × 175 mm (6.9") × 30.2 mm (1.2"); 1.1 kg (2.43 lb)
Cooling	Natural convection – no fans
Approved for wet locations; Pollution degree	Yes; PD3
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure
Environmental category; UV exposure rating	NEMA Type 6; outdoor

[1] IQ8X-80-M-DOM-US is undergoing compliance, and the specs are preliminary. This SKU is made in the USA, and the PCBA, electrical parts, and enclosure are domestically manufactured to meet the eligibility requirements to be considered for the ITC domestic content bonus adder.
[2] No enforced DC/AC ratio.
[3] IQ8X is not certified for use with Enphase Three Phase Network Protection Relay (NPR-3P-208-NA) and is, therefore, designed for single-phase operation only. Check with the local utility requirements if you wish to install single-phase inverters across three phases.
[4] Nominal voltage range can be extended beyond nominal if required by the utility.
[5] Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01. This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.

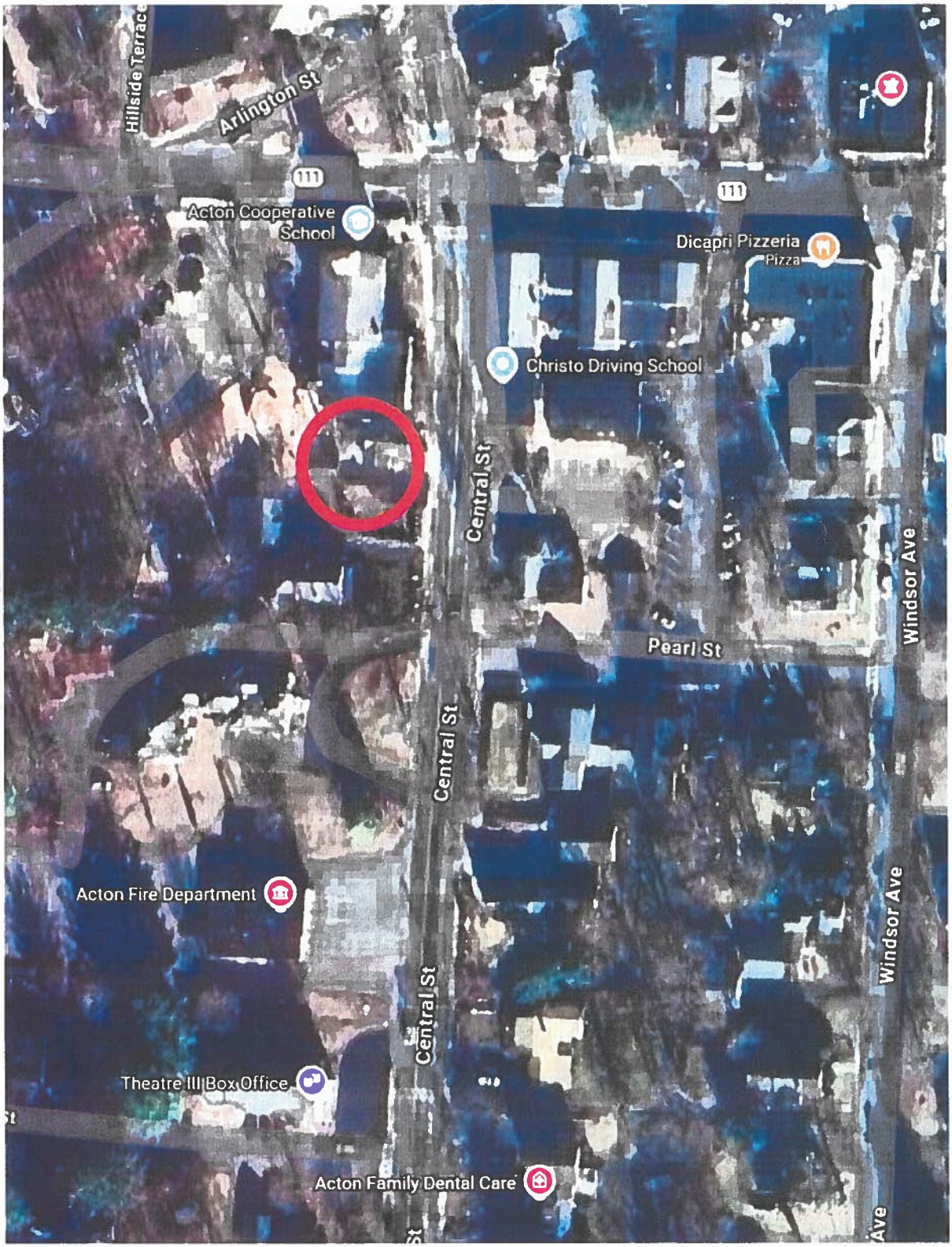


Figure 1: 274 Central St. in West Acton

Figure 2: Main house view from across Central St.

Figure 3: Property viewed from the South, 270 Central St.

Figure 4: Lower roof of main house viewed from the South

Figure 5: Garage viewed from the South

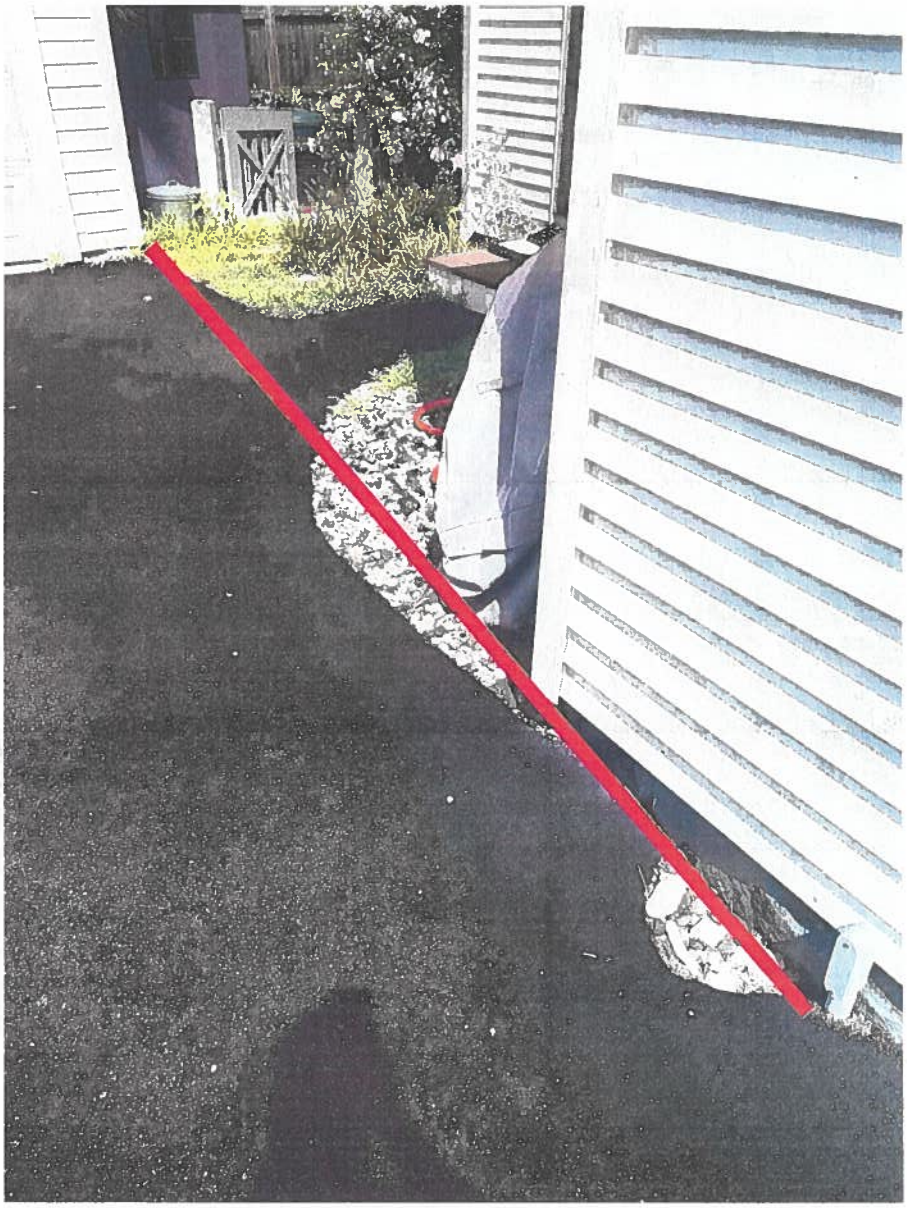


Figure 6: Existing electrical conduit from garage to house

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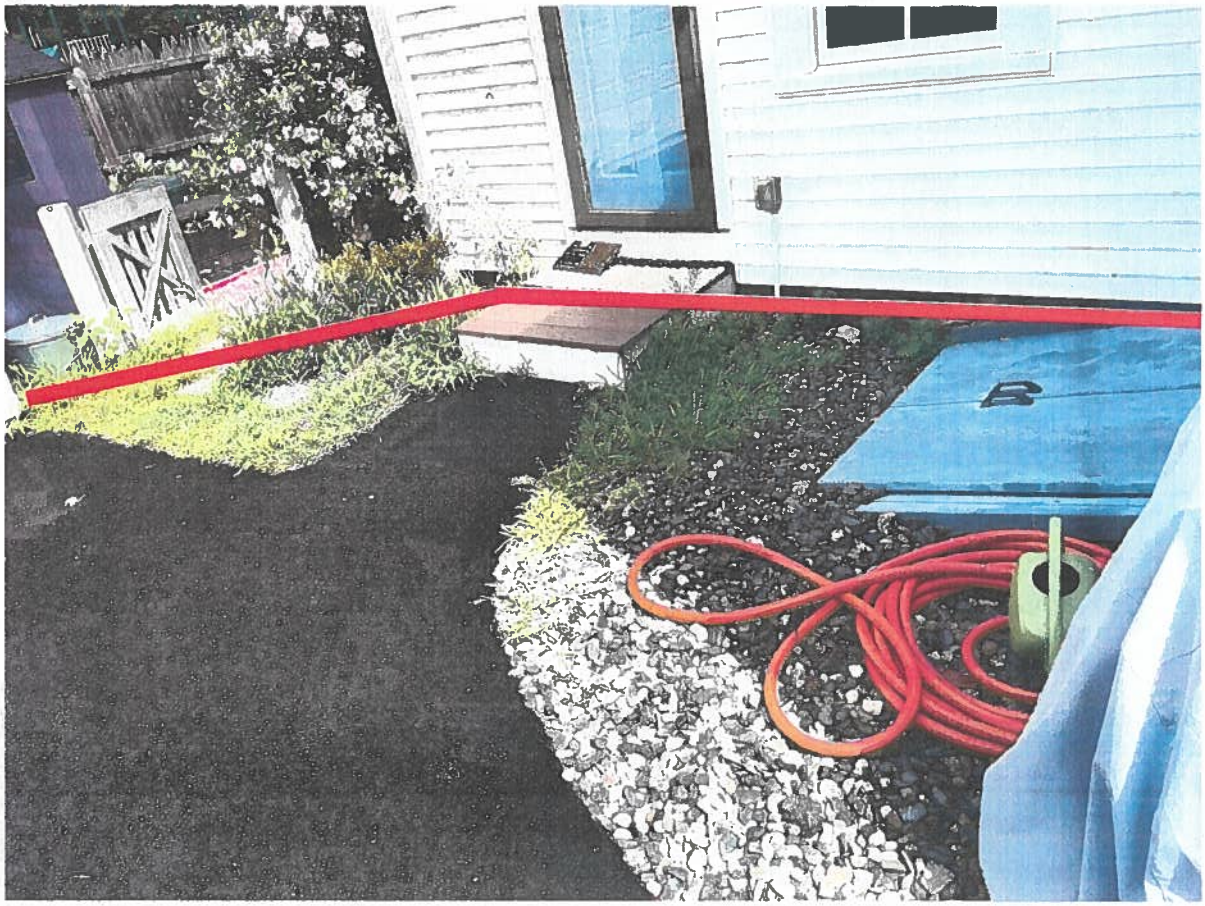


Figure 7: Approximate 25 ft. path of new electrical conduit for garage solar installation

Figure 8: Existing electrical wiring at front of house

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ACT.296
Historic Name:	Blanchard House
Common Name:	Barnard House
Address:	274 Central St
City/Town:	Acton
Village/Neighborhood:	West Acton;
Local No:	
Year Constructed:	C 1850
Architectural Style(s):	Greek Revival;
Use(s):	Church Hall; Single Family Dwelling House;
Significance:	Architecture;
Area(s):	ACT.C, ACT.M
Designation(s):	Local Historic District (03/14/1991);
Building Materials:	Roof: Asphalt Shingle; Wall: Vinyl Siding; Wood; Foundation: Granite; Stone, Cut;
Demolished	No

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

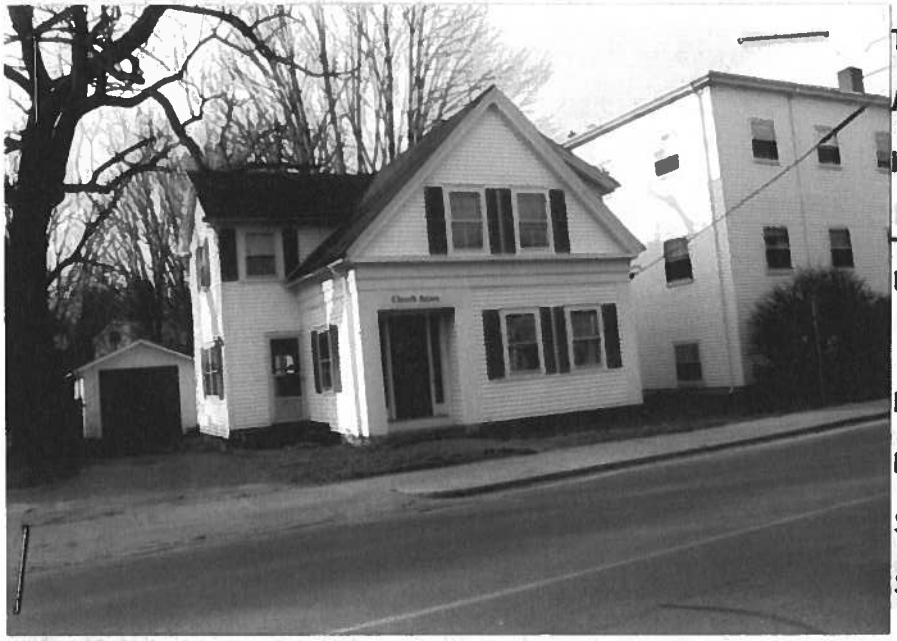
P. W. ACT 3/14/91 - L*D
USGS - MAY

FORM B - BUILDING

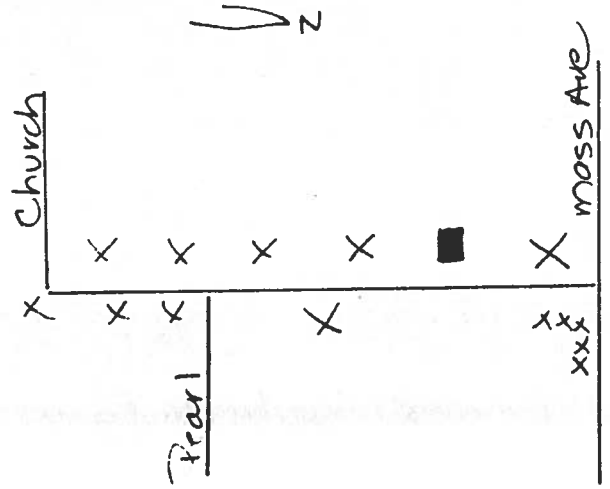
AREA	FORM NO.
C, M	296

ACT. 296

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north F-2A-116



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

Town Acton

Address 274 Central Street

Historic Name Mrs. Blanchard (1856)

Use: Present church annex

Original single family residential

DESCRIPTION

Date circa 1850

Source visual/maps

Style Greek Revival

Architect unknown

Exterior Wall Fabric synthetic siding

Outbuildings garage

Major Alterations (with dates) siding (late 20th c)

Condition Fair

Moved no **Date** _____

Acreage less than one acre

Setting On a residential street, among a row of houses built between 1840 and 1900, adjacent to West Acton village.

Recorded by Schuler and Johnson/A. Dodson

Organization Acton Historical Commission

Date May 1990

ACT. 296

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

See Inventory Continuation Form

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

See Inventory Continuation Form

BIBLIOGRAPHY and/or REFERENCES

Maps/Atlases: 1856; 1868; 1875; 1889
Directories: 1883; 1902; 1913
Vital Records/ AHS files
Interview/ A. Dodson
Phalen, History of the Town of Acton; Fletcher, Acton in History .
"History of the Ladies Benvevolent Society" AHS

ACT-296

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: C-296
Property Name: 274 Central Street	

Indicate each item on inventory form which is being continued below.

274 CENTRAL STREET (CHURCH ANNEX) / ARCHITECTURAL DESCRIPTION:

The 1 1/2 story sidehall gable-front cottage at 274 Central Street has a granite foundation. Built in the Greek Revival style, the L-shape plan dwelling is now sheathed in synthetic siding, including the replication of original ornament in synthetic material. The L-shape plan consists of the main block, a side ell extending south, and a small rear ell.

The three bay main facade (east) has an enclosed gable-front and Greek Revival style recessed entrance with a Colonial Revival glass and paneled door bordered by narrow full sidelights. Windows are 2/2 with synthetic surrounds and shutters. The north facade is four bays deep with a shed-roof dormer containing two pairs of small 2/2s. The north facade is one bay deep before it intersects with the side ell. The ell's front facade is lined with a first floor entrance and a second story replacement window up close to the eave. The ell's gable end has paired 2/2 on the first story and on the second story. There is a one car gable-roof garage at the back of the property.

274 CENTRAL STREET / HISTORICAL DESCRIPTION:

This house was built circa 1850 (1856 Walling/architectural evidence). It is associated with the early phases of West Acton's 19th century development as a small village centered around the railroad. In 1856 the house was occupied by Mrs. Blanchard, then by "L" Blanchard through at least 1889. The 1883 directory lists Mrs. Levi Barnard on Central. Little is currently known about these early residents of the house.

Central Street was known, before 1735, as the "Road from Concord to Stow," then by 1766, as the "County Road." Before 1845, the "village" at the intersection of Central Street, Arlington Street (1735) and Massachusetts Avenue (Harvard Turnpike, 1799) was a relatively unpopulated area known as the "west part of town." By mid-century, West Acton had thirty-five dwellings, a post office, school, doctor's office, church, cider mill, blacksmith shop, store, tavern, and tin shop. Residential development began with the building of modest cottages and farmhouses, close to the center of the village, in the years following the 1845 arrival of the railroad. During the latter half of the century, agriculture and local industries thrived and prompted further residential development extending south on Central Street. By 1900, West Acton's local industries included produce marketing, cider mills, a cigar factory, wooden ware manufacturing, and others.

S ple to Inventory form at ottom

ACTON HISTORIC DISTRICT COMMISSION

GUIDELINES for SOLAR INSTALLATIONS in HISTORIC DISTRICTS

Purpose

The purpose of these Guidelines is to provide guidance both to persons considering the use of solar energy panels within one of Acton's Local Historic Districts and to members of the Town's Historic District Commission (HDC) in acting on such an application under the Town's Local Historic Bylaw (Bylaw), Chapter P of the Bylaws of the Town of Acton.

Context

The principal purpose of the Bylaw, as well as of MGL, Ch. 40C on which it is based, "is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Acton." Bylaw, P 1. Purpose. In providing the criteria to govern the HDC's determinations in considering applications, the Bylaw first directs the HDC to consider "the historic and architectural value and significance of the site, BUILDING or STRUCTURE [sought to be altered]." Bylaw, P 8.1 Criteria for Determinations. Among the other factors for the HDC to consider are the specifics of the building's exterior architectural features and the relation of such features to those of buildings in the surrounding area. Id. Finally, the Bylaw provides that "[w]hen ruling on applications for CERTIFICATES on solar energy systems … the COMMISSION shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access." Bylaw, P 8.4 Criteria for Determinations.

Following up on the Bylaw's direction, the HDC has promulgated CRITERIA FOR HISTORIC DISTRICT COMMISSION DECISIONS, providing that:

> In making a determination for a Certificate of Appropriateness, the Acton Historic District Commission will use the following general standards as a basis for its decisions:
>
> 1. The historic character of a property, and its contribution to the character of the district as a whole shall be retained and preserved. The … alterations of

features that distinguish a property diminishes its integrity, and shall be avoided. ...

5. [I]nstallation of modern functional items such as electrical fixtures, antennae, etc, shall not destroy or detract from historic materials and features that characterize the property. The new work ... shall be compatible with the massing, size, scale, materials, and architectural details of the historic property.

Guidelines

These Guidelines shall apply to the proposed installation of solar energy systems, as defined in Section 1A of MGL Chapter 40A, that are subject to Town of Acton Bylaw P. 6 Alterations and Construction Prohibited Without Certificate. The Guidelines are intended only to provide guidance and shall create no entitlement to approval of an application, which the HDC will grant or deny only after full and appropriate consideration of the application and its surrounding circumstances as provided in Acton Bylaw P and HDC Rules and Regulations.

For purposes of these Guidelines, the following terms shall be given these respective meanings:

"Building" -- a combination of materials forming a shelter for persons, animals or property.

"Historic Significance" -- the importance of a building or property to the history of the Town, taking into consideration the building and/or property, its prominence, its particular site, and the District in which it is located.

"Solar Panel" -- any constituent part of an operating solar energy system. A finding that the installation of solar panels is appropriate in an Historic District is valid only for so long as the panels are in use, and any Certificate of Appropriateness for the installation of solar panels will be conditioned on their removal once they are no longer in use. Once approved, solar equipment may be replaced only with equipment of like kind. Replacement equipment that is not exactly like prior-approved equipment will constitute a change in design requiring a new application for a Certificate of Appropriateness.

"Unique architectural character" -- being a "one-of-a-kind" example, or nearly so, of a particular architectural style or period.

1. Primary factors that the HDC shall consider in determining whether to permit the installation of a solar panel or panels on a building are the building's age, historic significance and/or unique architectural character. The older, more historically significant and/or architecturally unique that a building is, the less willing the HDC

should be to permit any solar panels visible from the governing street on which the building is located.

2. Solar panels shall not be permitted on any building's roof surfaces that front on (that is, face) the governing street on which the building is located.

3. Solar panels may be located on a building's roof surfaces that do not front on (that is, face) the governing street but which are visible from that street, particularly if the panels are partially obscured (e.g., by other roof lines, architectural features such as a chimney or dormer, or other architectural protrusions). Solar panels may be located on accessory buildings if the size, shape and location does not dominate the roof surface visible from the governing street.

4. Solar panels otherwise permissible should be prohibited if there is an alternate location for the panel(s) which would fulfill the main objective of the solar installation but which would be less visible from the governing street.

5. Any solar panel permitted on a building's roof must be parallel to the roof surface, no more than three inches above the surface, and must minimize visual disruption of the roof surface in general, with panels held back from the roof edge at a distance appropriate under the circumstances. The HDC shall determine the solar-panel setback distance on a case-by-case basis considering the visibility of the solar panels from the governing street. Piping, cables and other associated equipment must be concealed from view, and all solar panel installations must be reversible without damaging any feature of the building on which it was installed.