



Town of Reading
16 Lowell Street
Reading, MA 01867

Historic District Commission

Phone: 781-942-6608

Fax: 781-942-9071

hdc@ci.reading.ma.us

RECEIVED
TOWN CLERK
READING, MASS.

2015 NOV -5 A 9 14

Certificate

Pursuant to Chapter 40C of the General Laws of the Commonwealth of Massachusetts and the Historic Districts By-Law of the Town of Reading, the Historic District Commission hereby issues a

CERTIFICATE OF NON-APPLICABILITY

1521

for the work described in the accompanying application. If any conditions, requirements or recommendations are imposed, they shall be enforced in the same manner as the Building Code. The applicant may proceed with the proposed work provided a copy of the Certificate is filed with the Building Commissioner and he issues a building permit when required. This Certificate is valid for one year from the date hereof.

General Information:

Property Address: 186-190 Summer Avenue, Reading, Massachusetts 01867

Owners(s): Debra A. Shontz-Stackpole

Tel (h): 781-944-8113 (c) (fax) (email): dshontz@comcast.net

Owner's Address: same

Applicant (if not owner): Robert F. Littleton, Jr. President Criterion Child Enrichment, Inc.

Applicant's address: Criterion: 321 Fortune Blvd, Milford, MA 01757

Tel (w): 508-478-2631 (email): littleton@aol.com

Description of Proposed Work: See attached decision

Conditions, requirements, recommendations: See attached decision

All Work is to be built based on the information submitted with the approved application. Please advise the Commission immediately if there are any changes to the project which result in substantial alterations that are not reflected in the information submitted and approved. Further review by the Commission may be required.

Application Received: 8/24/2015 Hearing Date: 10/14, 22, 29/2015 Date of Certificate: 11/05/2015
& 11/04/2015

Copies to: HDC File
Building Inspector
Owner
Town Clerk

HISTORIC DISTRICT COMMISSION

Everett A. Blodgett

Everett A. Blodgett
HDC Chairman



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Certificate

Pursuant to Chapter 40C of the General Laws of the Commonwealth of Massachusetts and the Historic Districts By-Law of the Town of Reading, the Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

#1522

for the work described in the Application for Certificate of the below received project. If any conditions, requirements or recommendations are imposed, they shall be enforced in the same manner as the Building Code. The applicant may proceed with the proposed work provided a copy of the Certificate is filed with the Building Commissioner and he issues a building permit when required. This Certificate is valid for one year from the date hereof.

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HISTORIC DISTRICT COMMISSION

Everett A. Blodgett

 Everett A. Blodgett
 HDC Chairman

Date November 4, 2015

**Criterion Child Enrichment, Inc.
Application for Certificate of Appropriateness**

To the Town Clerk:

This is to certify, that at a public hearing of the Town of Reading Historic District Commission (HDC) opened on October 14, 2015 and closed on November 4, 2015 by a motion duly made and seconded, it was voted by a majority of a quorum then present (5-0) to:

(1) approve the application of Criterion Child Enrichment, Inc. (the "Applicant"), filed on August 24, 2015, for a Certificate of Appropriateness related to work proposed at 186-190 Summer Avenue (Assessors Map 15, Lot 294, 295 & 296) subject to the Findings set forth in ¶¶55-61 and Conditions set forth below; and

(2) approve the Applicant's application, filed on August 24, 2015 for a Certificate of Non-Applicability related to work proposed at 186-190 Summer Avenue (Assessors Map 15, Lot 294, 295 & 296) as set forth in ¶¶52-54 below.

MATERIALS SUBMITTED BY THE APPLICANT

Submitted August 24, 2015

Application for a Certificate of Non-Applicability, Appropriateness, Hardship

Letter of Criterion counsel, Kenneth N. Margolin, to HDC Chair, Everett Blodgett, dated August 20, 2015, introducing and summarizing Criterion's application

Affidavit of Seller authorizing Robert F. Littleton, Jr., on behalf of Criterion Child Enrichment, Inc. ("Criterion"), to seek all necessary approvals from the HDC

Statement of Existing Conditions;

Materials List (Exhibit "A" to Statement of Existing Conditions)

Architect Drawings consisting of 12 pages, prepared by DHK Architects, Boston, MA, Packet Dated August 10, 2015:

A-00: Existing Site Plan

A-01: South & West Elevations

A-02: North & East Elevations

A-03: Existing Elevation Images

A-04: Existing Elevation Images

A-05: Existing Elevation Images

A-06: Basement Floor Plan

A-07: First Floor Plan

A-08: Second Floor Plan

A-09: Third Floor Plan

A-10: Cupola & Roof Plan

Engineering plans, consisting of 3 pages, prepared by Sullivan Engineering Group, LLC, Woburn, MA, Dated October 9, 2015:

Existing Conditions

Site Plan

Grading Plan

Memorandum of Law by Criterion's counsel, regarding the Parker Middle School driveway as not within the definition of "Public Way"

Opinion of Reading Town Counsel filed in Criterion's prior application, regarding the applicability of the Dover Amendment, *MGL c. 40A, §3*, and the Americans with Disabilities Act, to Criterion's project

Affidavit of Robert F. Littleton, Jr., in support of the applicability of the Americans with Disabilities Act to Criterion's project

Memorandum of Law by Criterion's counsel, regarding the applicability of the ADA to Criterion's project

Submitted September 3, 2015

Letter from Kenneth N. Margolin to Everett Blodgett, dated September 3, 2015, agreeing to extend time for a hearing and decision

Submitted September 23, 2015

Applicant's Memorandum of Law Regarding Exclusion of Parking Spaces and Landscaping from the Jurisdiction of the Historic District Commission

Criterion Child Enrichment, Inc.'s Reservation of Rights with Respect to the Testimony of Peter Quigley, PE, DBIA

Submitted October 7, 2015

Decision of the Town of Reading Community Planning and Development Commission, filed with the Town Clerk on January 22, 2015, regarding Criterion Child Enrichment, Inc.'s Site Plan

Submitted October 8, 2015

Minutes dated March 23, 2015, of proceedings before the Town of Reading Historic District Commission

Submitted October 9, 2015

Applicant's Proposed Decision of the Historic District Commission

Submitted October 29, 2015

Plan of Existing Conditions, Revision No. 5 dated 10/28/15

Site Plan, Revision No. 5 dated 10/28/15

Grading Plan, Revision No. 5 dated 10/28/15

Submitted on November 4, 2015

Barn Basement Stair Plan by DHK Architects, Dated 11/3/15

FINDINGS OF FACT

Background

1. The Applicant proposes to renovate an existing historical house, historical barn and non-historical addition to the house located at 186-190 Summer Avenue (the "Property") for use as an educational facility. The non-historical addition is proposed to be renovated and connected to the historical barn via an underground tunnel.
2. The historical house and barn, known as "Kemp Place" were built in 1853 for Robert "Father" Kemp and placed on the National Register of Historic Places in 1984. The house and barn, considered to be one of Reading's finest examples of Italianate architecture, are situated within the Summer Avenue Historic District (the "District"). Properties within the District include historical homes dating from 1807 through the early 1900's with some twentieth and twenty-first century infill.

3. The existing historical house and existing non-historical addition, while structurally sound, are in need of extensive repair and renovation including painting and replacement of wood trim, siding and flashing.
4. The existing historical barn is in poor shape, with evidence of major structural distress. The exterior of the barn requires extensive repair, repainting and window replacement and repair.
5. The preservation of the existing historical house and barn fulfills an important purpose of the Massachusetts Historic District Act, *M.G.L. c.40C* and the Town of Reading Local Historic District Bylaw, Town of Reading General Bylaws §7.3.
6. The historical house and barn are visible from Summer Avenue, on the Property's Western boundary, and from portions of an access road to the Parker Middle School, to the East of the Property.
7. The Applicant plans to use the Property to operate an Early Intervention program for infants and toddlers, an educational use that is allowed as of right in all zoning districts under *M.G.L. c.40A, §3, ¶2*, commonly known as the "Dover Amendment."
8. In a prior application, filed February 10, 2015, the Applicant proposed to renovate the existing historical house, stabilize and preserve for future renovation, the existing historical barn on the property, and demolish the existing non-historical addition to the historical house, and replace it with a 4,274 square foot new addition, to be connected to the historical house by means of a new breezeway entry vestibule.
9. At the public hearing on the prior proposal, opened on March 23, 2015, the HDC expressed concern that the proposed addition added too much bulk and mass to the property. The HDC voted to deny a certificate of appropriateness for the proposal and, by letter dated July 21, 2015, the Applicant withdrew its application for a certificate of hardship.
10. The Applicant filed the current proposal on August 24, 2015 and presented the current proposal to the HDC on October 14, October 22 and October 29, 2015.

The Proposal

- | | | |
|---------------------------|-----|---|
| No Demolition | 11. | With its current proposal, the Applicant represents that it will not demolish any portion of the existing house, non-historical addition, or barn, and will leave the footprint of the existing structures unchanged. |
| Stabilize and renovate | 12. | The Applicant proposes to stabilize and renovate the existing historical barn, and to renovate the existing historical house and the existing non-historical addition to the house. |
| Underground connector | 13. | The Applicant additionally proposes to construct an underground connector, which it represents would not be visible from a public way or street, creating a passageway between the existing historical house and existing non-historical addition, to the existing historical barn. |
| Proposed exterior changes | 14. | In its submissions to the HDC, the Applicant has identified six categories of proposed exterior changes that will be visible from Summer Avenue or the Parker Middle School access road as follows: |
| Non-historical addition | | <ul style="list-style-type: none">a. A new entry door will be placed on the East façade of the existing non-historical addition. The door will be visible from the school access road, but not from Summer Avenue.b. On the East façade of the addition, grading will be altered that will hide the wood-covered foundation wall, currently visible from the school access road, and four new exterior HVAC units that will be placed along the East façade that would otherwise be visible from the school access road.c. An opening in the foundation of the East façade of the addition, currently visible from the school access road, will be hidden by new grading. |
| Barn | | <ul style="list-style-type: none">d. A new door and two new windows will be installed at the basement level of the historical barn, on its East façade. The new door and windows will be visible from the school access road.e. An existing opening on the East façade of the historical barn, visible from the school access |

road, will be filled in.

- f. A replacement window will be installed on the East façade of the barn where the current window frame is covered with plywood and TYPAR. The new window will be visible from the school access road.

- 15. The Applicant has represented that all exterior architectural changes will respect the existing historical features.
 - 16. The Applicant has proposed to construct a large, continuous paved area comprised of a 24-foot wide drive connecting Summer Avenue to a parking lot at the rear of the property. The proposed drive would have 13 parking spaces, including four handicapped parking spaces, along the drive adjacent to the historical house, and six parking spaces along the drive next to the historical barn. The parking lot at the rear of the property would have 19 more parking spaces, for a total of 38 parking spaces, and vehicle turnarounds to accommodate emergency and trash collection vehicles.
 - 17. The Applicant has represented that it will retain all exterior features of the existing historical house, except as noted at ¶¶14 (Exterior Architectural Changes) and 16 (Paved Areas) of this Decision, and, where feasible, to be determined by the Applicant during renovation, the Applicant will retain the existing exterior materials. If existing materials are deteriorated, such that their appearance or durability, as determined by the Applicant during renovation, are compromised, the Applicant has proposed to replace the existing materials with natural materials to match the appearance of the existing exterior materials to be replaced. During the renovation of the existing historical house, the Applicant represents that it will comply with the details of the document submitted to the HDC, titled, "Criterion Reading Historic District Commission Hearing Exterior Materials August 20, 2015." ("Attachment A," hereby incorporated into this Decision.)
 - 18. The Applicant has represented that it will retain all exterior features of the existing historical barn, except as noted at ¶¶14 (Exterior Architectural Changes) and 16 (Paved Areas) of this Decision, and, where feasible, to be determined by the Applicant during renovation, the Applicant will retain the existing exterior materials. If
- Paved area:
parking areas
- House – Retain
features except
Par. 14 and 16
- Barn

existing materials are deteriorated, such that their appearance or durability, as determined by the Applicant during renovation, are compromised, the Applicant has proposed to replace the existing materials with natural materials to match the appearance of the existing exterior materials to be replaced. During the renovation of the existing historical barn, the Applicant represents that it comply with the details set forth in Attachment A.

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| Foundation | 19. | The Applicant will be conducting interior work on the foundations of the existing structures that are not subject to the jurisdiction of the HDC. Nevertheless, in response to concerns expressed by HDC members as to whether the structural integrity of the existing structures would be jeopardized by the foundation work, the Applicant presented, under a Reservation of Rights, the testimony of Peter Quigley, an engineer with expertise in protecting the structural integrity of buildings during foundation work. Mr. Quigley explained the methods to be used in protecting the existing historical house, non-historical addition, and historical barn, during work on the foundations. He stated that the methods to be used are routine in the engineering industry, widely used and tested, and highly effective. |
| House windows;
lead
remediation and
retention | 20. | With respect to the historic house, the Applicant has represented that it will have lead remediation work performed on windows on the historic house, but that the Applicant intends to maintain the original windows on the house. Windows will be replaced only if necessary. The Applicant has also represented that non-matching storm windows attached to the windows on the historic house will be removed and replaced with matching storm windows. |
| Addition;
replacement
doors | 21. | The Applicant has represented that it will replace the doors on the South façade of the addition with custom wood doors. |
| HVAC | 22. | The Applicant has represented that it will use rubble stone from an existing retaining wall that the Applicant has proposed to remove for the construction of the retaining wall around the HVAC units on the East façade of the addition. |
| Foundation
opening | 23. | The Applicant has represented that the existing opening in the foundation of the East façade of the addition will be partially blocked by the proposed underground |

routine
maintenance

performed on the structures is either (1) not visible from a public way or street, or (2) involves ordinary repair, maintenance or replacement of exterior architectural features.

Parking plan;
Approval by
CPDC

33. The HDC notes that the Applicant's parking plan was approved by the Town of Reading Community Planning and Development Commission (the "CPDC") on January 12, 2015.

34. The Applicant requested suggestions from the HDC that would make the proposal acceptable to the HDC. In response, the HDC provided a list of suggested modification that would mitigate the visual impact of paved areas and parked vehicles impairing the setting and views of the historical structures. The HDC did not require such modifications, or commit to any particular decision as a result of its suggestions, and invited any further suggestions from the Applicant that could achieve the same goal.

Paving

35. At the public hearing on October 22, 2015, the HDC expressed concern regarding the impact of the paved areas described in ¶16 of this Decision on the setting of the historical structures. The Applicant responded to the HDC's concerns on October 29, 2015, and proposed to modify its original proposal to mitigate the visual impact of the paved structures on the historical setting by:

- a. Reducing the width of the drive from 24-feet to 20-feet, subject to approval by the CPDC;
- b. Shifting four regular parking spaces originally proposed to be placed near the Property's frontage on Summer Avenue to the rear of the Property;
- c. Requesting that the CPDC reduce or eliminate the "No-parking" signage requirement along the edge of the drive;
- d. Using pervious paving material for the front portion of the paved areas extending back to the parking lot at the rear of the property, eliminating curbing along the South edge of the drive and eliminating curbing along the North edge of the drive from Summer Avenue to the first parking space;
- e. Screening the parking spaces closest to Summer

Avenue with plantings:

- f. Keeping all grading within six to eight inches of existing grading on the Property; and,
- g. Without conceding the HDC's jurisdiction over plantings, the Applicant has represented that it will plant three trees along the North side of the drive near the West boundary of the property and six trees along the South side of the drive to reduce the visual impact of the paved areas.

Revised site plan and grading plan

36. The modifications to the Applicant's proposal as set forth in ¶35 are shown in the Revised Site Plan and Revised Grading Plan dated October 28, 2015. ("Attachment B," incorporated herein by reference.)

Findings Related to Non-Applicability

Jurisdiction

37. The jurisdiction of the HDC extends to "exterior features" of buildings and structures within the Historic District, "exterior features" meaning "such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures." *M.G.L. c. 40C, §5; Town of Reading General Bylaw, §7.3.2.8.*

Exclusions

38. Certain items are excluded from the HDC's review, including terraces, walks, driveways, sidewalks and similar structures, that are substantially at grade level; storm doors and windows, screens, window air conditioners, antennae and similar appurtenances; the color of paint; and the color of materials used on roofs. *M.G.L. c. 40C, §8; Town of Reading General Bylaw, §7.3.9.1.*

Maintenance

39. Neither the Historic Districts Act nor the Town of Reading's Historic District Bylaw may be construed to prevent ordinary maintenance, repair or replacement of any exterior architectural feature within an historical district which does not involve a change in design, material, or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor

construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition. *M.G.L. c. 40C, §9; Town of Reading General Bylaw, §7.3.9.3.*

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| Paved area; one structure | 40. | The HDC determined on October 22, 2015, that, because of its continuous nature, the paved area proposed by the Applicant comprises one structure. |
| Jurisdiction over paving | 41. | The HDC further determined on October 22, 2015, that its jurisdiction extends over the Applicant's proposed paved areas because the size and use of such areas are substantially different from driveways that are exempt from the HDC's jurisdiction pursuant to <i>M.G.L. c. 40C, §8</i> , and the Town of Reading General Bylaw, §7.3.9.1. |
| Storm windows | 42. | The HDC notes that it does not have jurisdiction over storm windows although the Applicant has included the replacement of non-matching storm windows in its application. |
| Parker Access Road; Jurisdiction | 43. | The Applicant initially contested the status of the Parker Middle School access road as a public way or street for purposes of <i>M.G.L. c. 40C, §5</i> . In order to focus the issues before the HDC, however, the Applicant subsequently conceded the road's status and waived its objection to the HDC's jurisdiction over exterior architectural features visible from the school access road. |
| Certificate of Non-Applicability | 44. | To the extent that work proposed by the Applicant is not visible from either Summer Avenue or the Parker Middle School access road, the HDC does not have jurisdiction over such work and the HDC finds that the Applicant is entitled to a Certificate of Non-Applicability. |
| Non-Applicable Items: Interior foundations; HVAC; tunnel | 45. | Specifically, the HDC finds that the following work proposed by the Applicant will not be visible from either Summer Avenue or the Parker Middle School access road: <ul style="list-style-type: none"> a. Interior foundation repairs; b. Installation of HVAC units below the surrounding grade; and, c. The proposed underground tunnel connecting the addition to the historical barn. |

- Attachment A 46. At the hearing on October 29, 2015, the Applicant responded to questions regarding the work set forth in Attachment A.
- House re-flashing 47. With respect to item 8 under “Existing House,” which describes re-flashing of edges, the Applicant explained that the edges in question are on the backside of the porch roof and are not visible from a public way.
- Foundation; Granite Block 48. With respect to item 10 under “Existing House,” which describes foundation repairs to be made with “granite clapboard” the Applicant stated that it should read “granite block.”
- Barn; New door requires Certificate of Appropriateness 49. With respect to item 3 under “Existing Barn,” which describes the installation of a new barn door, the HDC determined that such installation must be reviewed for a Certificate of Appropriateness rather than Non-Applicability because the proposed modification involves the creation of a new door rather than ordinary repair, maintenance or replacement.
- Barn; South façade door clarified 50. With respect to item 4 under “Existing Barn,” which describes the refinishing of a “natural finish wood door,” the Applicant clarified that the door to be refinished is the door on the South façade of the barn.
- North façade of barn. 51. The Applicant further represented one of the windows on the North façade of the barn, not listed on Attachment A, will be repaired, and the existing vertical wood infill blocking will be maintained.
- Non-applicability; Ordinary maintenance 52. To the extent that work proposed by the Applicant constitutes ordinary repair, maintenance or replacement, the HDC finds that the Applicant is entitled to a Certificate of Non-Applicability.
- Non-applicability 53. Specifically, the HDC finds that the repairs proposed for the window on the North façade of the barn, as described in ¶51 of this Decision, and the work proposed set forth in the Attachment A, except for the door installation described in ¶49 of this Decision, constitute ordinary repair, maintenance, or replacement to the extent that exterior materials are to be replaced in kind.
- Decision conditioned on return for 54. The HDC further finds that the Applicant’s proposal regarding replacement of deteriorated materials, as described in ¶¶17 and 18 of this Decision, lacks sufficient detail for the HDC to make either a determination of

non-applicability or appropriateness at this time. Moreover, placing these decisions in the Applicant's sole discretion would significantly impair the HDC's ability to review changes to exterior architectural features within the District as it is required to do under Reading's Historic Districts Bylaw. As such, this Decision is conditioned on the Applicant returning to the HDC with sample materials for a determination of non-applicability or appropriateness prior to the replacement of any existing exterior materials.

Findings Related to Appropriateness

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| Standard;
Certificate of
Appropriateness | 55. | In deciding whether a Certificate of Appropriateness should be granted, the HDC "shall consider, among other things, the historical and architectural value and significance of the site, building or structure, the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architectural features involved, and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area." <i>M.G.L. c. 40C, §7; Town of Reading General Bylaw, §7.3.8.1.</i> |
| | 56. | When considering the appropriateness of new construction or additions to existing buildings or structures, the HDC "shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law." <i>M.G.L. c. 40C, §7; Town of Reading General Bylaw, §7.3.8.2.</i> |
| Windows; North
façade of barn | 57. | The Applicant further represented that two windows on the North façade of the barn, not listed on Attachment A, will be repaired, the existing windows will be filled in with clapboard and the existing frames shall be maintained. The HDC determined that this work should be considered for a Certificate of Appropriateness. |
| Exterior
architectural
changes minor | 58. | The exterior architectural changes proposed for the existing house, addition and barn will be minor, particularly when taking into account the existing condition of the addition and the poor structural |

condition of the existing historical barn.

- Preservation Restriction 59. In order to protect the historical character of the Property, the Applicant shall place a historic preservation restriction, in a form acceptable to Town Counsel, on the Property, prior to the commencement of any work authorized by the Certificate of Non-Applicability or the Certificate of Appropriateness.
- Parking structure out of character 60. The proposed parking structure is out of character for the Property and detracts from the historical setting. The HDC would have preferred to see a reduction in the parking spaces towards the front of the Property by a reduction in the total number of parking spaces, by shifting of parking spaces towards the rear of the Property or by any other method. The Applicant, however, has represented that the parking structure is necessary for the Applicant to operate its proposed programs, as it is permitted to do by right. The HDC understands that the CPDC will be reviewing this representation. The Applicant has taken steps to mitigate the impact of the parking structure and has agreed to remove the parking structure if the Property is no longer primarily used for a protected use, or to impose such a requirement on a subsequent owner if the Applicant conveys the Property.
- Finding of Appropriateness 61. Having considered, among other things, the historical and architectural value and significance of the site and structures, the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architectural features involved, and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area, the HDC finds that the Applicant's proposal is appropriate for and compatible with the preservation and protection of the District, subject to the conditions set forth below.

RULING AND CONDITIONS

Ruling

Criterion Child Enrichment, Inc.'s application for a Certificate of Non-Applicability is ALLOWED to the extent that proposed work is either not visible from a public way or street and to the extent that proposed work constitutes ordinary repair, maintenance or replacement as set forth in ¶¶52-54 of this Decision.

Subject to the terms and conditions of this Decision, Criterion Child Enrichment, Inc.'s application for a Certificate of Appropriateness, is ALLOWED.

Conditions

- | | |
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| Work to conform to August 24, 2015 proposal | A. All work on the site shall substantially conform to the proposal submitted by the Applicant to the Historic District Commission, on August 24, 2015 as amended by subsequent filings and to all representations recited in this Certificate. |
| Barn to be protected from threat of instability | B. During work on the existing historical barn, the Applicant shall employ adequate measures to protect the structure of the barn from damage that could threaten the stability of the barn. |
| No demolition; Footprint to remain the same | C. The Applicant shall not demolish any portion of the existing house, non-historical addition, or barn, and will leave the footprint of the existing structures unchanged. |
| Underground connector not visible | D. The underground connector creating a passageway between the existing non-historical addition to the existing historical barn shall not be visible from a public way or street. |
| All exterior changes to respect house and barn | E. All exterior architectural changes shall respect the existing historical features of the historical house and barn. |
| House; Retain exterior features; Return to HDC if materials changed | F. The Applicant shall retain all exterior features of the existing historical house, except as noted at ¶¶14 and 16 of this Decision, and, where feasible, the Applicant shall retain the existing exterior materials. If existing materials are deteriorated, such that their appearance or durability, are compromised, and the Applicant intends to replace such with materials that are not in-kind, the Applicant shall submit an application to the HDC for an application of non-applicability or appropriateness and shall provide the HDC an opportunity to review samples of proposed replacement materials prior to installation of replacement materials. |
| House; Compliance with Attachment A | G. During the renovation of the existing historical house, the Applicant shall comply with the details of Attachment A. |

- Barn; Retain exterior features; Return to HDC if materials changed
- Retention of architectural features
- Barn; Compliance with Attachment A
- Retaining wall; Reuse of rubble stone
- Addition; Match foundation
- Railings for HVAC and Stairwell
- Opening in barn
- Door and windows in new stairwell
- H. The Applicant shall retain all exterior features of the existing historical barn, except as noted at ¶¶ 14 and 16 of this Decision, and, where feasible, the Applicant shall retain the existing exterior materials. If existing materials are deteriorated, such that their appearance or durability, are compromised, the Applicant shall submit an application to the HDC for an application of non-applicability or appropriateness and shall provide the HDC an opportunity to review samples of proposed replacement materials prior to installation of replacement materials.
- I. The Applicant shall retain samples of all major architectural features of the historical house and barn that are not being preserved intact and shall store such samples indoors on-site.
- J. During the renovation of the existing historical barn, the Applicant shall comply with the details set forth in Attachment A.
- K. The Applicant shall use rubble stone from the existing retaining wall for construction of the new retaining wall around the HVAC units on the East façade of the addition.
- L. To the extent that the opening on the East façade of the addition is not blocked by the new underground connector, the Applicant shall fill the opening with material matching the exposed portion of the foundation.
- M. Railings installed around the sunken HVAC units on the East façade of the addition and around the new stairwell proposed for the East façade of the barn shall be made of wrought iron and shall be period appropriate.
- N. The Applicant shall fill the opening on the East façade of the barn with wood that shall be clapboarded over to match the existing façade.
- O. The new door and windows to be installed in the new stairwell on the East façade of the barn shall be made of wood. The door shall be a replica of the door currently on the South façade of the barn, and the windows shall be replicas of the attic window on the historical house.

Barn; East
façade window
replacement

P. The window and frame on the East façade of the barn that requires replacement shall be replaced with a replica of the other historical window and frame on the same façade.

Light poles

Q. The Applicant shall return to the HDC for approval of the design of three proposed light poles.

Attachment B

R. As shown on Attachment B, the Applicant shall:

- i. Reduce the width of the drive from 24-feet to 20-feet;
- ii. Shift four regular parking spaces originally proposed to be placed near the Property's frontage on Summer Avenue to the rear of the Property;
- iii. Request that the CPDC reduce or eliminate the "No-parking" signage requirement along the edge of the drive
- iv. Use pervious paving material for the paved areas extending from Summer Avenue back to the rear parking area;
- v. Grading shall be substantially as shown on sheet 3 of Attachment B;
- vi. Not install curbing along the South edge of the drive from Summer Avenue to the rear parking area or along the North edge of the drive from Summer Avenue to the first parking space; and,
- vii. Plant trees along the paved areas as shown on Attachment B.

Replication in
case of damage
or destruction

S. In the event that the historical house or barn is significantly damaged or destroyed by fire or other cause prior to completion of the work authorized by this Certificate, such damage or destruction shall be remedied in accordance with a plan, approved by the HDC by amendment to this Certificate, to replicate the exterior architectural features approved herein.

All other work
not visible or
ordinary repair,
maintenance or

T. All other work as described in the proposal submitted by the Applicant to the Historic District Commission, on August 24, 2015, shall: (1) not be visible from a public way or street, or (2) involve ordinary repair, maintenance or replacement of exterior architectural

replacement

features.

Removal of
paved areas

U. The Applicant shall remove the paved areas if the Property is no longer primarily used for a use protected under the Dover Amendment, or shall impose such a requirement on a subsequent owner if the Applicant conveys the Property.

Historic
preservation
restriction

V. The Applicant shall place a historic preservation restriction on the Property, in a form acceptable to Town Counsel, prior to the commencement of any work authorized by the Certificate of Non-Applicability or the Certificate of Appropriateness; said restriction to be held by the Reading Historical Commission.

W. All work authorized by this Certificate shall be substantially completed within two years of the first issuance of a building permit for any portion thereof. The HDC may extend such two year period at the request of the Applicant for good cause shown.

TOWN OF READING
HISTORIC DISTRICT COMMISSION

Everett A. Blodgett

[Signature]

Virginia M. Adams

[Signature]

John Williams

Dated: November 4, 2015.

Attachment "A"

Existing House

1. Clapboard Siding: Remediate lead paint and selective repair with wood clapboards to match existing, prime and paint
2. Wood Trim, Eaves, Window Casings, Painted Doors, and Porch Elements: Remediate lead paint and selective repair with wood to match existing, prime and paint (match existing color of white)
3. Restore and Reinstall Trim, Brackets, Handrails and Wood Details, including Cupola: Remediate lead paint and selective repair with wood to match existing, prime and paint (match existing color of white)
4. Wood Window Sashes, including Cupola: Remediate lead paint and selective repair with wood elements to match existing, prime and paint, re-glaze with old glass to the extent possible and re-putty with non-asbestos glazing putty (matching existing color of black)
5. Wood Storm Windows: Remediate lead paint and selective repair with wood elements to match existing, prime and paint, re-glaze with old glass to the extent possible and re-putty with non-asbestos glazing putty (match existing color of black)
6. Install new aluminum gutters and downspouts, finish/paint to match wood trim (match existing color of white)

7. Slate Roof Shingles: Re-flash existing edges and valleys in aluminum and repair existing slate shingles with matching shingles in color, profile, thickness, texture and edging
8. Porch Roof: Re-flash existing edges in aluminum and repair or replace single-ply membrane roofing in EDPM to match existing (charcoal color)
9. Cupola Metal Roof and Siding: Repair existing flashing and cladding to match existing detailing, prime and paint to match existing colors
10. Foundation: Repair and repoint to match existing color, material and jointing, use existing granite clapboard if feasible. There will be interior foundation work not visible from any Public Way

11. Brick Chimney and Foundation: Repair and repoint to match existing color, material and jointing

Existing Barn

1. Clapboard Siding: Remediate lead paint, complete unfinished sections and selective repair with wood clapboards to match existing, prime and paint (match existing color of gray)
2. Wood Trim, Eaves, Window Casings, Porch Element: Remediate lead paint and selective repair with wood trim to match existing, prime and paint (match existing color of gray)

3. Fabricate and install new barn door and trim on rear façade in present opening to allow maintenance access, to match existing wood door and trim details in wood to match existing, prime and paint (match existing color of white)
4. Natural Finish Wood Door: Refinish to match existing with spar wood finish
5. Restore and Reinstall Trim, Brackets, Painted Doors and Wood Details: Remediate lead paint and selective repair with wood to match existing, prime and paint (match existing color of white)
6. Wood Window Sashes: Remediate lead paint and selective repair with wood elements to match existing, prime and paint, re-glaze with old glass to the extent possible and re-putty with non-asbestos glazing putty (match existing color of black)
7. Install new aluminum gutters and downspouts, finish/paint to match wood trim (match existing color of white)
8. Composite Asphalt Roof Shingles: Re-flash existing edges and valleys in aluminum and repair existing composite asphalt shingles with matching shingles in color, profile, thickness, texture and edging
9. Foundation: Repair and repoint to match existing color, material and jointing. There will be internal foundation work not visible from any Public Way.

NOTES:

1. THE PROVISIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE BOARD OF HEALTH AND THE BOARD OF SELECTMEN OF THE TOWN OF SUMNER, MASSACHUSETTS.
2. THE LANDS SHOWN ARE OWNED BY THE TOWN OF SUMNER, MASSACHUSETTS.
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PLAYGROUND REQUIREMENTS:

75 SF OF PLAYGROUND AREA FOR EACH STUDENT

MINIMUM: 16 STUDENTS X 75 SF = 1,200 SF.

PROVIDED: 1,200 SF.

OFF-STREET PARKING SUMMARY:

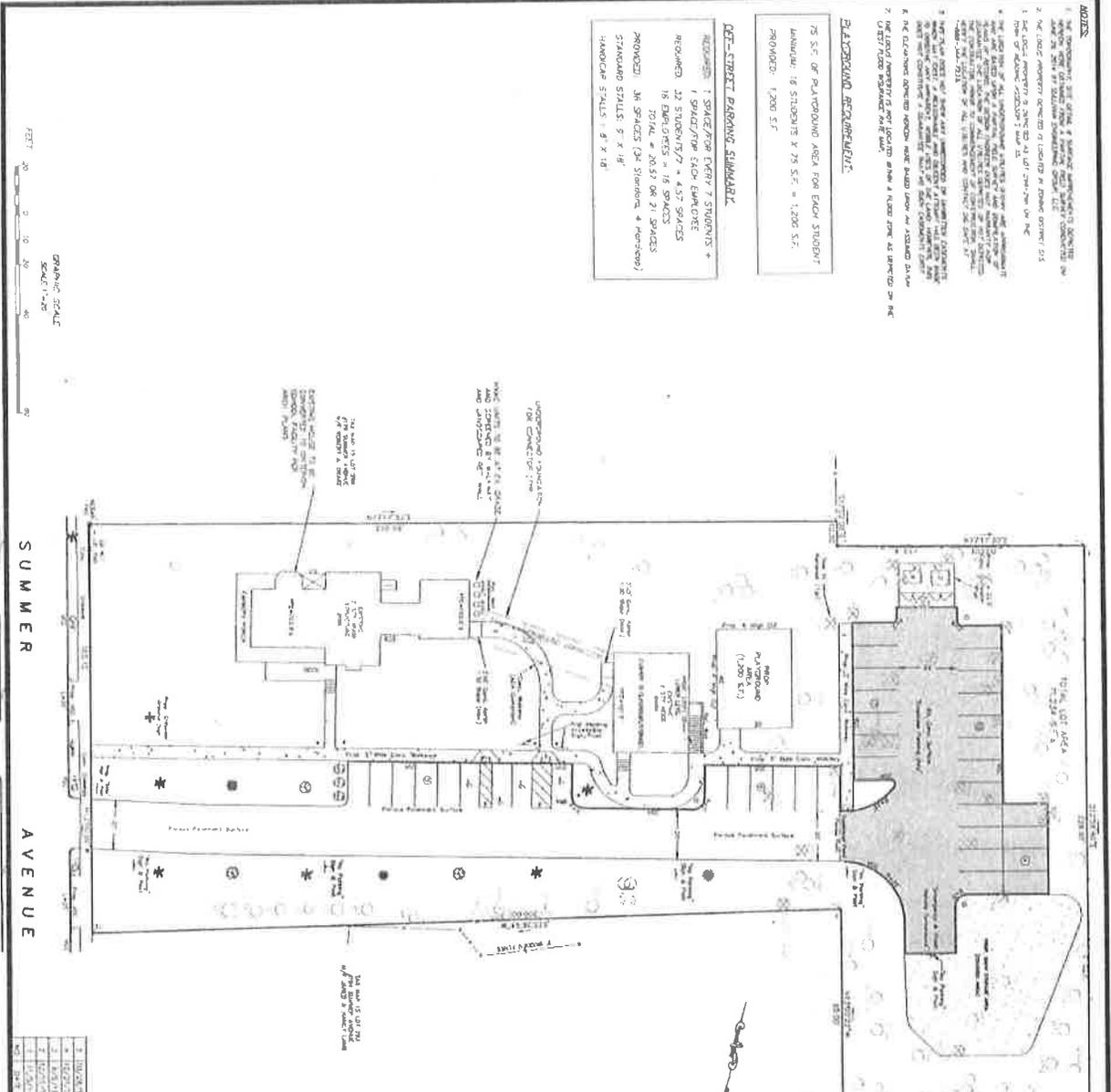
REQUIRED: 1 SPACE FOR EVERY 7 STUDENTS + 1 SPACE/TWO EACH LABORATORY

REQUIRED: 22 STUDENTS / 7 = 4 SPACES

18 SPACES (20 SF PER SPACE)

PROVIDED: 36 SPACES (24 SPACES + 12 SPACES)

STANDARD STALLS: 9' X 18'



REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/14	ISSUE FOR PERMITTING	AS	AS
2	10/1/14	ISSUE FOR PERMITTING	AS	AS
3	10/1/14	ISSUE FOR PERMITTING	AS	AS
4	10/1/14	ISSUE FOR PERMITTING	AS	AS
5	10/1/14	ISSUE FOR PERMITTING	AS	AS
6	10/1/14	ISSUE FOR PERMITTING	AS	AS
7	10/1/14	ISSUE FOR PERMITTING	AS	AS
8	10/1/14	ISSUE FOR PERMITTING	AS	AS
9	10/1/14	ISSUE FOR PERMITTING	AS	AS
10	10/1/14	ISSUE FOR PERMITTING	AS	AS

186-190 SUMMER AVENUE

SUBJECT NO. 2 OF 3

PREPARED FOR
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

DESIGNED BY
SULLIVAN ENGINEERING GROUP, LLC
 100 WEST MAIN STREET
 SUITE 200
 READING, MASSACHUSETTS 01867

SCALE: 1" = 20'

DATE: OCT. 9, 2014

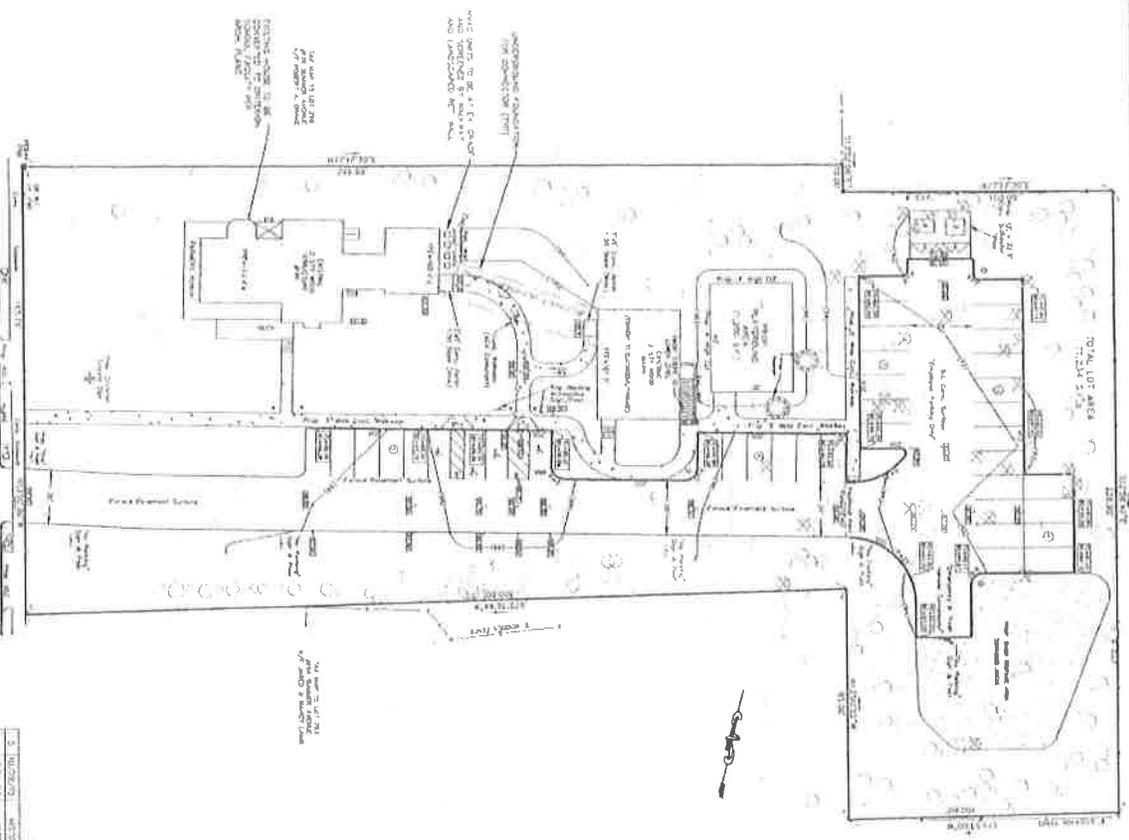
PROJECT NO. 2 OF 3

NOTES:

1. THE PROPERTY IS TO BE A SINGLE UNIT DEVELOPMENT SUBJECT TO THE 2011 BUDGET CHANGING ORDER 11.2.
2. THE LOT'S BOUNDARY IS SHOWN AS 107'-24"-00" ON THE EAST.
3. THE LOT'S BOUNDARY IS SHOWN AS 107'-24"-00" ON THE WEST.
4. THE LOT'S BOUNDARY IS SHOWN AS 107'-24"-00" ON THE SOUTH.
5. THE LOT'S BOUNDARY IS SHOWN AS 107'-24"-00" ON THE NORTH.
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25. THE LOT'S BOUNDARY IS SHOWN AS 107'-24"-00" ON THE NORTH.

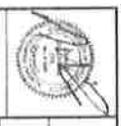


SUMMER AVENUE



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK.
1	10/27/11	ISSUE FOR PERMITTING	AS	JL
2	11/27/11	ISSUE FOR PERMITTING	AS	JL
3	12/14/11	ISSUE FOR PERMITTING	AS	JL
4	01/10/12	ISSUE FOR PERMITTING	AS	JL
5	01/10/12	ISSUE FOR PERMITTING	AS	JL



186-190 SUMMER AVENUE
 GRADING PLAN FOR LAND
 LOCATED IN
 READING, MASSACHUSETTS
 (ANDOVERS COUNTY)

PREPARED FOR
 COTTRELL CHILD ENHANCEMENT, INC.
 SCALE: 1" = 20'

DESIGNED BY
 SULLIVAN ENGINEERING GROUP, LLC
 DATE: OCT. 9, 2014
 SHEET NO. 3 OF 3

LEGEND:

- 1. 1" = 20' SCALE
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