

PROJECT APPLICATION FORM – 2009

Applicant: Acton Historical Commission/ Acton Historic District Commission

Submission Date: 11-10-08

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**

472 Main Street, Acton MA

hc@acton-ma.gov; hdc@acton-ma.gov

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Historical Commission (HC) Historic District Commission

Project Name: 17 Woodbury Lane, Acton MA – Schematic Design of Building Reuse

Project Location/Address: 17 Woodbury Lane, Acton MA

Amount Requested: \$13,000

Project Summary: In the space below, provide a brief summary of the project.

The Historical Commission and the Historic District Commission are requesting funding to engage an architect to perform schematic design services for reuse of 17 Woodbury Lane into a file and data storage support facility to Town Hall. We are requesting funding at this time *to be held for use after* a space-needs study is completed for all municipal buildings. Whether the study supports this use or another, either way the money would be there to immediately proceed.

17 Woodbury has a time-sensitive element in that the longer we wait to act, the more expensive repairs will become.

The property is actually inside the Center Historic District, but both Commissions have been active over the years in seeking re-use of the structure. This is a significant contributing element to the character of Woodbury Lane. Both the HC and HDC unanimously agree that this structure must be saved as a buffer along the lane to hold the village character of the Historic District. If this building is lost, we lose a strong piece of our Acton Center Historic District.

Both the HC and HDC agree that removal of unfortunate additions would not only strengthen the historic character of the building, but also lower its rehabilitation and operating costs. The architect will study how much of the building to remove to make it smaller and more historically representative of its original shape and form. The Architect will provide a professionally prepared estimate of construction cost along with the design, to be used as a tool for moving forward with a future CPA grant request.

Please refer to attachments for locus plan, professional scope of services, and state inventory sheet Form B.

Neighborhood outreach is part of the professional scope of services.

Estimated Date for Commencement of Project: Summer 2009 or Fall 2009

Estimated Date for Completion of Project: Spring or Summer 2010

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA B FORM NO. 120



Town ACTON

Address 17 Woodbury Lane

Historic Name Asa Parlin (1870s)

Present single family residential

Original residential

DESCRIPTION

ca. 1860

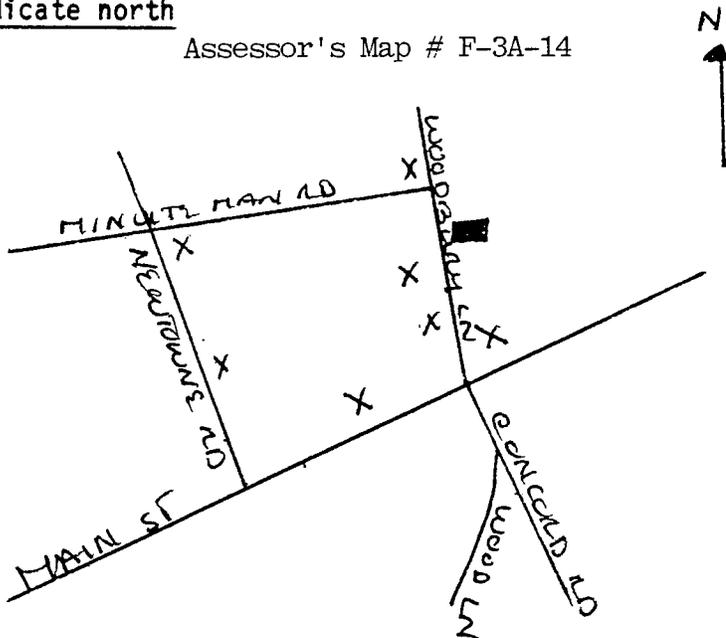
Source map research / NR nomination

Style Greek Revival

Architect unknown

Sketch map or a 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

Assessor's Map # F-3A-14



Exterior Wall Fabric wood clapboard

Outbuildings none

Major Alterations (with dates) rear ells,

side ell with brick chimney

Condition good

Moved no Date n/a

Acreage less than one acre

Setting Secondary small street behind Town

Hall and abutting parking lot on north and

south side. Among late 19th century civic

and mid 19th century residential buildings.

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

LISTED ON THE NATIONAL REGISTER IN 1983
ACTON CENTRE HISTORIC DISTRICT

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

SEE CONTINUATION SHEET

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

Acton Centre, once known as Acton Village, developed as the civic and institutional center of the large sprawling town which has several 19th century village centers. Acton Centre took on its suburban institutional form around an elongated Common from 1806 when the Second Meeting House was built and several local citizens bought surrounding farms and laid out house lots and built an hotel and some commercial buildings around the Common. The only industrial site was a shoe factory (no longer extant) opposite the Common. Most Acton industrial properties were located in South and West Acton due to the water power and location of the railroad in 1844 both of which bypassed Acton Centre. Subsequent development included the Evangelical Church, the Town Hall replacing the Second Meeting House, and finally the Library as well as many mid-19th century Greek Revival houses for artisans and professionals. Acton Centre is the approximate geographic center of Acton and appropriately remains the civic center.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Atlas / Birdseye / Maps: 1871, 1875, 1889, 1892.
Phalen, History of the Town of Acton, 1954.
National Register Nomination, MHC, 1983.
Vital Records for Acton.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-120
Property Name: 17 Woodbury Lane	

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

ARCHITECTURAL DESCRIPTION - 17 WOODBURY LANE

The proportions of the wide gable front dwelling with large roof expanse on a granite foundation are reminiscent of an early Cape Cod dwelling; however, the historical evidence does not substantiate the existence of this 1 1/2 story, 5-bay cottage much before 1860. Built on a granite block foundation the building is clad in clapboards and has a brown asphalt shingle roof that is a good representation of wood shingles. There is a late 20th century 2-story side ell with a large tapered exterior brick chimney facing Woodbury Lane. The gable front entrance door is not centrally located; however, it is a replacement door with a plain surround and a slightly pedimented lintel and may have been moved off center at some time in the past. The windows have 6/9 sash with shutters. Frames are plain as is other trim such as the narrow corner boards, the narrow cornice with little overhang and the short returns. The chimney is located near the front of the gable facade at the ridge.

The 2-story side ell has a projecting pavilion in the corner of the L-plan in which there is a multi-light octagonal window. Sash are 12/12 with shutters. On the north side the large granite block foundation is well viewed. There is one 6/9 sashed window with shutters. A small 1-story rear ell on a parged foundation and with a 6/6 window with shutters is partially visible on the north side. On the south side, from the Town Hall parking lot, the gable end of the ell displays multi-light oriel with 4/4 on sides. There are two 12/12 second story windows with shutters. Rear ells are partially visible with 1-story greenhouse windows and skylights.

HISTORICAL SIGNIFICANCE - 17 WOODBURY (continued)

Named for the Rev. James Woodbury (1803-1861), first minister of the Evangelical Church from 1832 to 1852, the short dead end road was formerly known as Monument Street for the Davis Monument which was at the head of the short road. In the early 1900s it was known as Tuttle Avenue before becoming Woodbury Avenue after the Rev. Woodbury who lived at the north end of the road and was instrumental in having the Davis Monument built on the Common.

From 1870 the house was occupied by Asa Parlin, descendant of one of the early settlers. Parlin is listed in the 1883 Directory as a merchant. In the early 1900s Asaph Parlin lived here (then known as Tuttle Road). He worked as a caretaker at the Woodlawn Cemetery.

Staple to Inventory form at bottom

KnowHow #3

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

What You Need to Know about Listing on the National Register

The National Register is the nation's official list of buildings, districts, sites, structures, and objects important in American history, culture, architecture, or archaeology. The National Register program is administered through the Massachusetts Historical Commission on behalf of the National Park Service.

Nominations are based on comprehensive local inventories of cultural resources. Inventories are generally compiled on a communitywide basis by local historical commissions and record basic information about the historic, architectural, and archaeological significance of individual properties and districts in a community. The completed inventory allows preservation decisions to be made within a consistent context, and identifies properties that are eligible for listing in the National Register.

1. How do I get my property listed in the National Register?

Contact your local historical commission or the MHC to determine whether an inventory form has been prepared for your property or if any additional information is required; ask your local historical commission to forward their recommendation to the MHC regarding your property's eligibility for the National Register. The MHC staff will then evaluate your property to determine whether it meets the criteria for listing in the National Register either individually or as part of a National Register District.

Criteria for Listing

The criteria for listing in the National Register are:

- a) association with events that have made a significant contribution to the broad patterns of our history;
- b) association with the lives of persons significant in our past;
- c) embodiment of distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) likelihood of yielding information significant in history or prehistory.

Properties must meet at least one of the above criteria to be eligible for listing in the National Register.

The MHC staff evaluation team meets regularly to evaluate properties for the National Register. The object of the evaluation is to determine whether the property meets the criteria for listing. Decisions are based on MHC's knowledge of the resource and its integrity, and an understanding of the significance of the resource within its context. The inventory serves as the basis for all evaluation decisions. When the evaluation team does not have sufficient information to render a decision, additional information may be requested. When National Register districts are being evaluated, MHC staff may make a site visit prior to completing the evaluation.

If your property is eligible, the MHC will send you a nomination form and an instruction manual. You may wish to work with the local historical commission in completing the nomination or seek the assistance of a professional preservation consultant.

MHC staff will review your nomination submission for completeness and may request additional information. When complete, the nomination will be edited and processed by MHC staff, who will present it to the State Review Board of the Massachusetts Historical Commission at one of its quarterly National Register meetings.

The State Review Board will review the nomination and vote whether or not to nominate the property to the National Register of Historic Places. After being voted eligible, the nomination will then be forwarded to the National Park Service in Washington, D.C., for listing in the National Register of Historic Places.

2. What are the benefits of being listed in the National Register?

Recognition: The National Register recognizes the significance of a property to the community, state, and/or nation.

Tax Incentives: National Register listing allows the owners of income-producing properties certain federal tax incentives for substantial rehabilitation according to standards set by the Department of Interior.

Protection: National Register properties are afforded limited protection from adverse effects of federally assisted projects; and, through automatic inclusion in the State Register of Historic Places, limited protection from state actions.

KnowHow #3

Grants: Inclusion in the State Register of Historic Places, which comes automatically with National Register listing, provides eligibility for matching state grants for restoration of properties owned by private nonprofit organizations and municipalities, when such grants are available.

3. Will National Register listing restrict the use of my property?

Listing in the National Register in no way interferes with a property owner's right to alter, manage, or sell the property when using private funds, unless some other regional and/or local ordinance or policy is in effect. If you use state or federal funds to alter your property, or need state or federal permits, the alteration will be reviewed by the MHC staff. Local funding and permitting do not trigger MHC review.

4. What is a National Register District?

Properties may be nominated to the National Register either individually or, if they are located within areas containing other significant properties, as districts. A National Register District may include any number of properties. The benefits and protections afforded by listing are the same.

5. Can my property be listed in the National Register if my community's inventory is not comprehensive?

Yes, in some cases. There are three exceptions to MHC's policy not to consider properties for the National Register in communities without comprehensive inventory.

If you can demonstrate that:

- 1) you, as the owner of income-producing property, are planning to do certified rehabilitation work and need National Register status in order to use the federal investment tax credits;
- 2) your property is in imminent danger of destruction; or
- 3) your property is of demonstrated state or national significance,

you may then submit a letter to MHC requesting a National Register evaluation for your property, stating why you want to have the property listed. However, you should note that without comprehensive inventory information, the eligibility of properties is difficult to establish. You will probably need to conduct supplemental inventory work to provide a context for evaluating the significance of your property.

6. If my house is listed in the National Register, are grant monies available for rehabilitation work?

Unfortunately, at present, the MHC does not administer federal or state rehabilitation funds for private homeowners. State grant monies, when available, are awarded only to properties owned by municipalities and non-profit organizations. Federal tax credits are available for substantial rehabilitation of income-producing and commercial properties.

7. Can I object to having my property listed in the National Register?

Yes. Once you receive notice that your property is being considered for listing in the National Register by the State Review Board, you may submit a notarized letter of objection to MHC. If your property is within a proposed National Register district, you will be invited to a public meeting in your community, prior to the State Review Board meeting, at which MHC staff will be available to answer questions about the listing. If your property is within a proposed National Register district, a majority of property owners (more than 50%) must submit notarized objections in order to prevent listing. If a majority of property owners do not object, the nomination may move forward and the properties for which there are objections will remain in the nominated district. If a majority of owners do object, the National Park Service may still formally determine the property(ies) eligible for listing, although actual listing will *not* occur.

8. Where do I go for assistance in preparing a National Register application?

Your local historical commission, local historical society, and library can provide useful resource material. Professional preservation consultants can assist you or your local historical commission with completion of the National Register nomination form. Also, when funds are available, matching Survey and Planning grants are awarded annually through MHC to fund professional National Register work. For more information, contact the MHC.

Know How #3 has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

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Office for Equal Opportunity, U. S. Department of the Interior
1849 C Street NW, Room 1324, Washington, D. C. 20240

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission
Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125
Phone: (617) 727-8470 Fax: (617) 727-5128
Website: www.sec.state.ma.us/mhc

design-associates.com

October 27, 2008

Peter Grover
The Classic Group, Inc
420 Bedford Street
Lexington, MA 02420

Dear Mr. Grover,

We are pleased to submit this architectural services proposal for the Adaptive Reuse of the Vallaincourt House at 17 Woodbury Lane, Acton, MA . Our scope of services shall be as follows:

432 Columbia Street
Cambridge MA 02141
T 617 661 9082
F 617 661 2550

PO Box 1520
Nantucket MA 02554
T 508 228 4342
F 508 228 3428

Christopher L. Dallmus, AIA
John F. Gifford
Darin Q. Mardock, AIA

Preparation of As-Built, Existing Condition Drawings, Floor Plans and Building Elevations shall be prepared by others and provided to Design Associates in a dwg. format prior to any further work, outlined below being commenced.

- Pre-Design Meeting with Dean Charter, Director of Municipal Services, for program requirements.

It is presumed that the Town of Acton shall provide a full information regarding the requirements for the project, including a full Site Survey in a dwg. format.

- Preparation of Site Plan for Proposed Project
The Site Plan shall be prepared by others and provided to Design Associates in a dwg. format
- Historical Research at Acton Historical Commission
- Historical Consultation with Anne Forbes, Architectural Historian
- Preparation of Town of Acton Zoning Analysis
- Massachusetts State Building Code Research
- Architectural Access Board Regulation Review
- Preparation of Schematic Design Studies, 3 Options minimum, with Proposed Floor Plans and Building Elevations
- Schematic Design Meeting with Dean Charter, Director of Municipal Services
- Preparation of Final Schematic Design, Floor Plans and Building Elevations, including Demolition

- Final Schematic Design Meeting with Dean Charter, Director of Municipal Services
- Preparation of Preliminary Cost Estimate by A. M. Fogarty Associates

We propose to provide the aforementioned work for an architectural fee of \$12,500 plus reimbursable expenses. Reimbursable expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and Architect's staff in the interest of the Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher L. Dallmus", with a long horizontal flourish extending to the right.

Christopher L. Dallmus AIA

Via electronic transmission only

CLD/mmp: Acton CPC Proposal