



MASSACHUSETTS 01720

ACTON HISTORICAL COMMISSION

10-29-08

To: Members of the Board of Selectmen

RE: 2008 Community Preservation Act Funding Grants - Narrative overview of funding requests

The Historical Commission is seeking funding from the CPA for the following projects

Overview

1. Preparation of National Register of Historic Places nominations for
 - a. Morrison Farm buildings and landscape
 - b. North Acton Cemetery
 - c. Mt. Hope Cemetery
 - d. Woodlawn Cemetery
2. Preparation of Mass. Historical Commission Area Form for 50 Mass. Ave, aka. Wright Holden Farmhouse and farmlands
3. Joint HC and HDC request for schematic design phase work on 17 Woodbury Lane, aka. Vallaincourt house for conversion into file and document storage for Town Hall.

11/3/08

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Detailed Narrative

1. National Register Nominations

a. Morrison Farm: Recently the Morrison Farm was deemed eligible for NR listing by the Mass Historical Commission. Adding it to the National Register will give it the recognition it deserves, increase the protection on the property via Mass Historical review of future adjacent projects, and allow for Federal grants and tax credits for restoration of the buildings.

b-d. Cemeteries: Our preservation consultant has prepared NR eligibility statements for the three cemeteries in town (see attachments). As above, NR listing adds additional protection to adjacent developments (North Acton), and allows access to grants and monies for restoration and maintenance.

2. MHC Area form for 50 Mass Ave, aka. Wright Holden Farmlands

This is the abandoned farmhouse near the Concord line on Rte. 2. The farmhouse itself is already listed on the State Register, but the surrounding lands are not. In 2006 The Heritage Landscape inventory by the DCR (aka. Reconnaissance Survey) listed the lands as a significant historical landscape. With the new protections given to the DOC lands by Pam Resor and others, as well as the increased lease given to the Town of Acton for the School Street Fields (part of the historical landscape), it seems more important than ever to list the lands on the state register to assist in planning a long term solution to the farmhouse and the landscape.

3. 17 Woodbury La, aka. The Vallaincourt House

This is a joint effort between the Historical Commission, and the Historic District Commission. 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. Previously we had thought meeting rooms made the most sense, however Dean Charter recently suggested that the best use would be storage overflow for Town Hall. This makes a lot of sense, both for Town Hall, but also for 17 Woodbury in that it would allow us to remove a fair portion of the building, return the structure to a more period appearance, and open the site up as a green space to offset the hardscape. Both the HC and HDC feel very strongly that the building is an important buffer to the village character of Woodbury Lane, and the building should be retained. A storage facility would require far less (if any ADA) upgrades, no septic, far less energy to run (Dean has recommended a minimal heat and dehumidification system be included), and provide an important function for Town Hall and the neighborhood as well. It seems to be a win-win situation, and we would like to act on it ASAP.

We are requesting monies to hire an Architect to design the selective demolitions and repairs to reduce the building back to a more historical footprint. We would like to see some site planning on the remainder of the site to integrate the structure with the TH complex. This

would be Schematic Design and professional construction cost estimate only. There would be neighborhood design review meetings included. Please refer to the attached Scope of Services kindly prepared by a local architect to represent fair market value for this work. We will be able to leverage the As-Built info as prepared in the 1996 reuse report, so this will save cost.

The idea is after this work is complete; we can come back to the CPC with a proposal for Construction Documents Phase and Construction monies.

Summary of requested monies

- | | |
|---|--------------------------------------|
| 1. Cemetery NR Nomination papers: | \$28,000 |
| (fair market assessment by outside consultant attached) | |
| 1a. Morrison Farm NR nomination papers: | \$4,000 to \$6,000 (estimate) |
| (fair market assessment by outside consultant not recieved) | |
| 2. Wright Holden Farmlands Area Form: | \$600 to \$800 (estimate) |
| (fair market assessment by outside consultant not recieved) | |
| 3. 17 Woodbury Lane Design and Cost Estimating | \$12,500 (estimate) |
| (fair market assessment by outside consultant attached) | |
| <u>Total monies requested from CPC</u> | <u>\$47,500</u> |
| (progress estimate) | |

Respectfully submitted,

Peter Grover

HC Chair



AREA

FORM NO.

	803-903
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Location Acton

Address 160-174 Central Street

Site Mount Hope Cemetery

Ownership: X Public
 Private

DESCRIPTION

Approximate number of stones 500

Oldest death date February 18, 1848

Newest death date ongoing

Landscape Architect (if known) unknown

Condition Good

Size over 10 acres

Setting On a residential street just outside West Acton village.

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

Recorded by Schuler and Johnson

Organization Acton Historical Commission

Date May 1990

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

GENERAL ASSESSMENT OF ART WORK Describe materials used, designs, motifs, symbols that are either common or unusual, known carvers.

Mount Hope Cemetery is a simple Victorian burial ground with a variety of granite markers and monuments typical of the late 19th and early 20th centuries. These range from simple headstones, simply decorated with fleur-de-lis, chaffs of wheat, lillies, and other floral motifs, to elaborate Civil War era monuments and early twentieth century obelisks. Family plots are common. The graves are sited within a grid of paths transversing the gently undulating landscape. A stone wall and simple iron gates run across the Central Street side of the site. The property is planted with scattered evergreens and maples. Near the back of the site is small clapboard-clad chapel built in 1908.

HISTORICAL SIGNIFICANCE Explain religious affiliations, major period of use and evaluate historical importance of burial ground within the community.

Mount Hope is a town property associated with the history of West Acton. It is Acton's third oldest burying ground. (see Woodlawn and Forest Cemeteries). At Town Meeting in November of 1847, a committee was established for the purpose of finding a satisfactory location for a cemetery convenient to West Acton village. Committee members included: Benjamin Hapgood, Bradley Stone, and Phineas Harrington. In 1848 two acres were purchased from John Hapgood, and the balance of the land from Daniel Wetherbee. The first burial was Roxa K. Howard, d. Feb. 18, 1848, aged 36. The stone cutter was Peter Tenny Saxton. Many prominent members of the West Acton community are buried here, including the Meads, Halls, and Davises.

BIBLIOGRAPHY and/or REFERENCES

Phalen, History of the Town of Acton; Fletcher, Acton in History.

p

Peter R. Grover

From: CommonColl@aol.com
Sent: Monday, October 27, 2008 9:16 PM
To: Peter R. Grover
Subject: Materials for Proposed NR Nominations for Acton Cemeteries
Attachments: Acton-N Acton Cem Form E 074.pdf; Acton-N Acton Cem NR Elig Stm 076.pdf

Peter:

North Acton Cemetery/Forest Cemetery on Carlisle Street and Mount Hope Cemetery on Central Street were inventoried in 1990, but National Register Eligibility Statements were not completed for either. I have prepared one for each of these burial grounds. Although the inventory Form E's are available at the Planning Office, I have scanned them. I will e-mail each of them as well as the NR Eligibility Statements I prepared as pdf files. That should give you the historical information and justification you need to present to the Board of Selectmen and CPC.

I have also prepared an NR Eligibility Statement for Woodlawn Cemetery and am at work on the Inventory Form E for Woodlawn Cemetery which I hope to finish it by the end of the day or tomorrow. I shall e-mail the NR Eligibility Statement today and the Inventory Form E for Woodlawn Cemetery tomorrow.

I have also modified a sample scope of services for the preparation of a NR Nomination for North Acton Cemetery/Forest Cemetery on Carlisle Road. The same scope of services can be used for Mount Hope Cemetery on Central Street and Woodlawn Cemetery on Concord Road. Format for that file is MS Word.

The cost estimates for the preparation of the NR Nominations are:

North Acton Cemetery \$4,000

Mount Hope Cemetery \$10,000

Woodlawn Cemetery \$14,000

I shall forward the materials referenced in separate, attached files to e-mail. I have been finding that large zip files have been returned by recipients servers.

Attached here are the pdf files of the Inventory Form E for North Acton/Forest Cemetery and the NR Eligibility Statement.

Other e-mails will immediately follow.

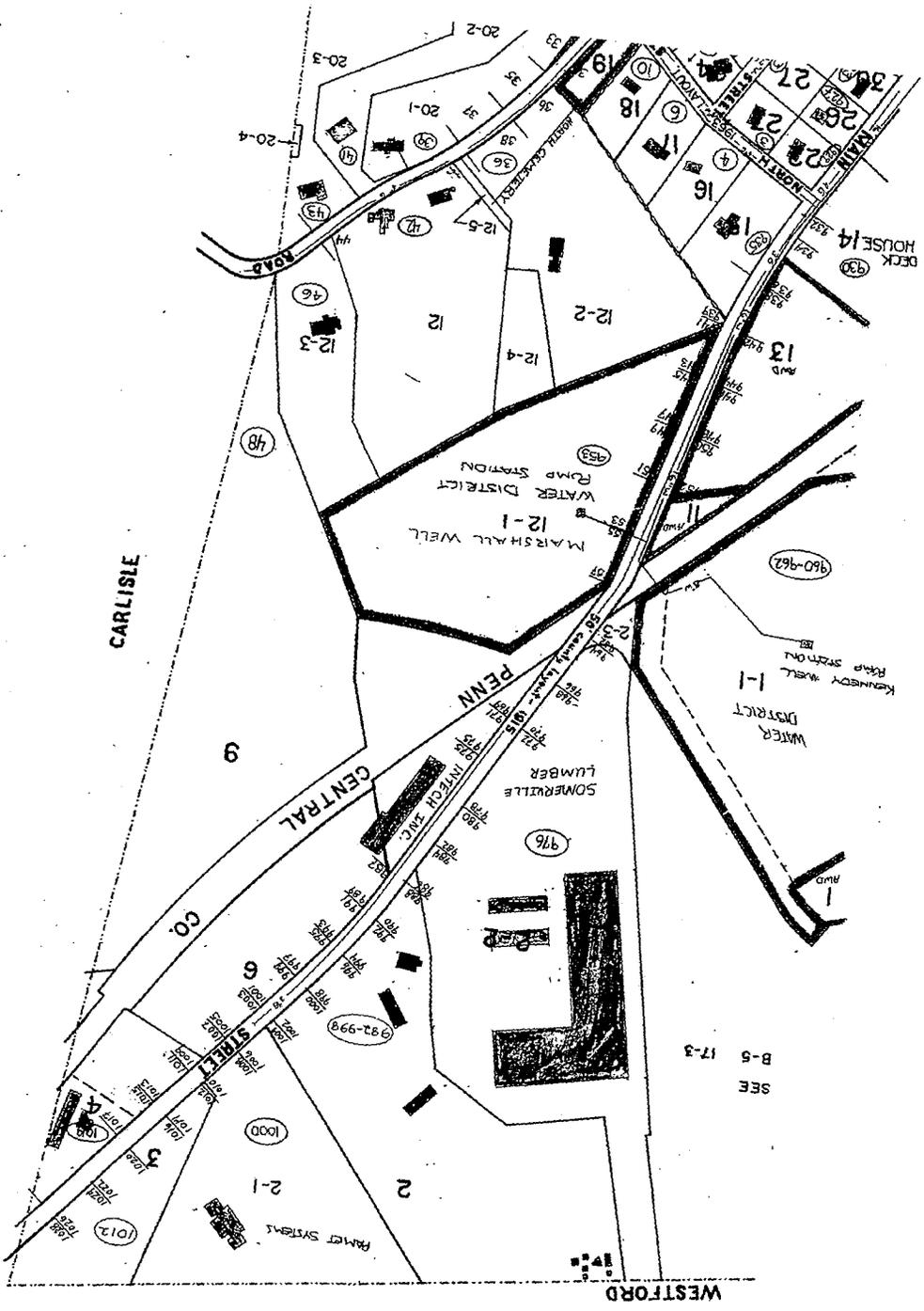
Let me know if you need anything else.

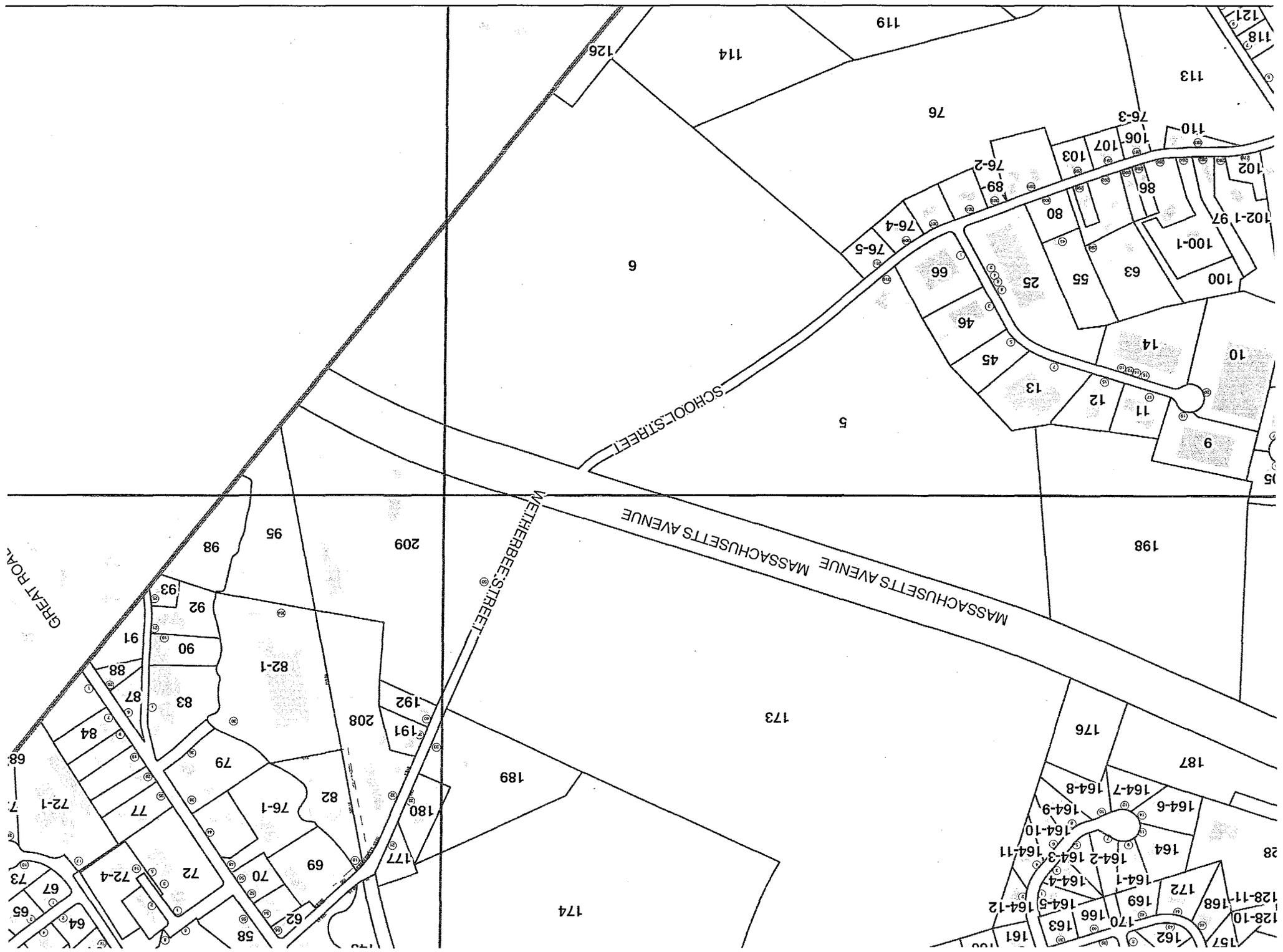
Dianne

Dianne L. Siergiej
110 Osgood Street
North Andover MA 01845

Tel: 978/682-5088
Fax: 978/682-5088 after a call first to notify that the fax is coming
E-mail: CommonColl@aol.com

10/29/2008





FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

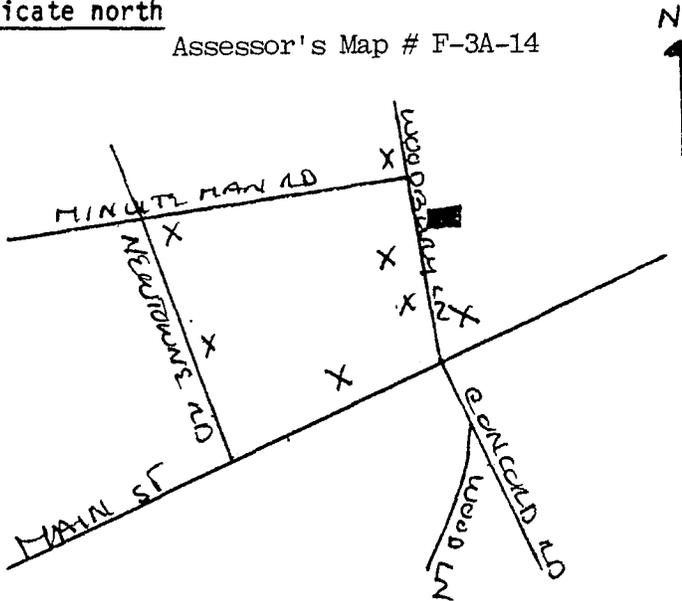
AREA	FORM NO.
B	120



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

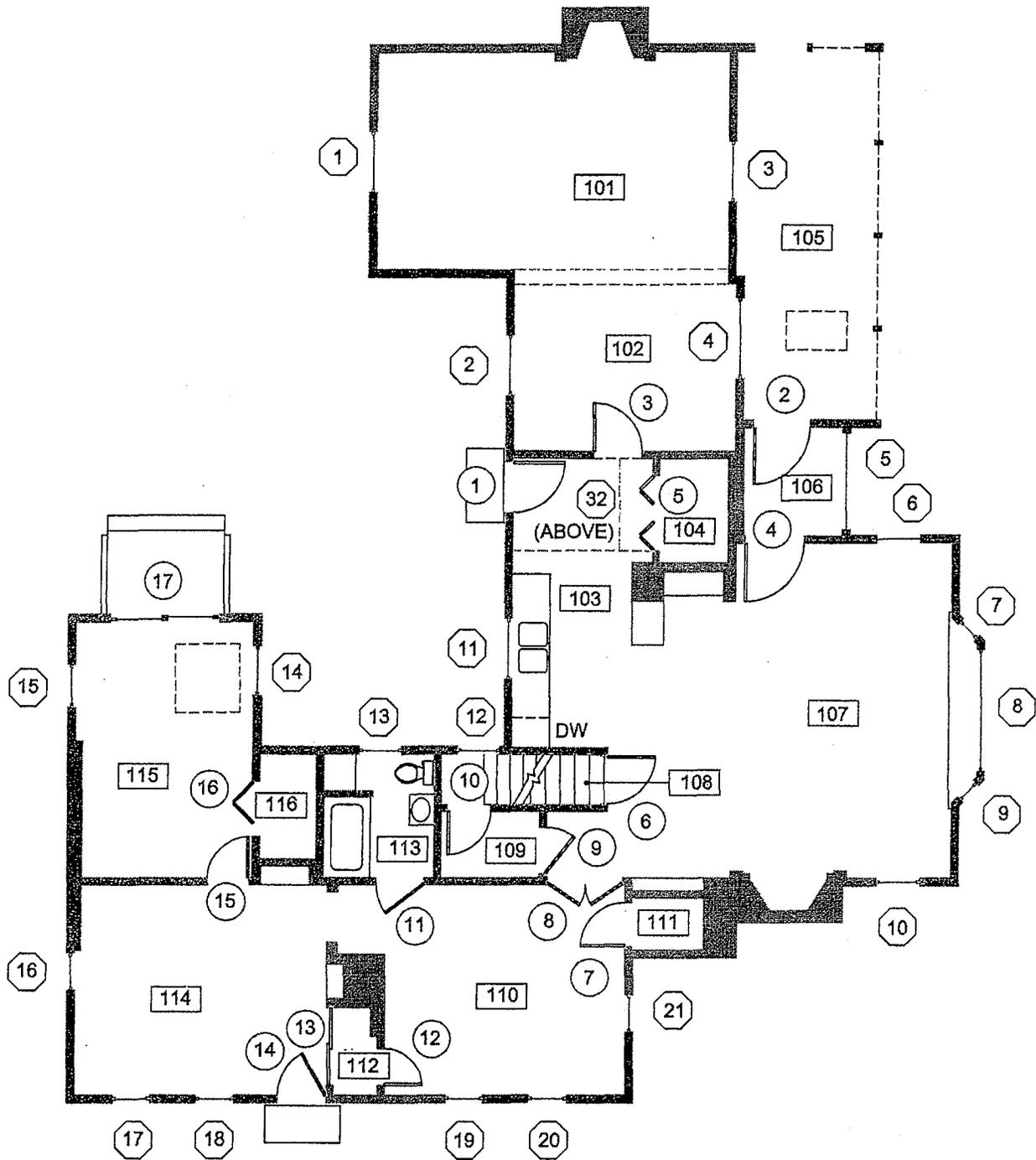
Sketch map or a map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

Assessor's Map # F-3A-14



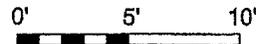
Exterior Wall Fabric wood clapboard
 Outbuildings none
 Major Alterations (with dates) rear ells, side ell with brick chimney
 Condition good
 Moved no Date n/a
 Acreage less than one acre
 Setting Secondary small street behind Town Hall and abutting parking lot on north and south side. Among late 19th 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 _____



FIRST FLOOR PLAN

1/8" = 1'-0"



TURK TRACEY & LARRY ARCHITECTS, LLC
 110 EXCHANGE STREET
 PORTLAND, MAINE 04101
 TEL: 207.761.9662
 FAX: 207.761.9696

**Feasibility Study for
 17 Woodbury Lane
 Acton, Massachusetts**
 TOWN OF ACTON
 MASSACHUSETTS

DATE: 30 OCT 98
 REVISIONS:

PROJECT NO.: 9816

A1

SHEET NO.:



WEST ELEVATION

1/8" = 1'-0"

TURK TRACEY & LARRY
ARCHITECTS, LLC

110 EXCHANGE STREET
PORTLAND, MAINE 04101
TEL: 207.761.9662
FAX: 207.761.9696

Feasibility Study for
17 Woodbury Lane
Acton, Massachusetts

TOWN OF ACTON
MASSACHUSETTS

DATE: 30 OCT 98
REVISIONS:

PROJECT NO.: 9816

A3

SHEET NO.:

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
617 661 9082
617 661 2550

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

Christopher L. Dallino, 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 "Chris Dallmus", with a long horizontal flourish extending to the right.

Christopher L. Dallmus AIA

Via electronic transmission only

CLD/mmp: Acton CPC Proposal

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.

(over)

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