

The Acton Massachusetts Woman's Club, Inc.
504 Main Street, P.O. Box 2253
Acton, Massachusetts, 01720
Telephone # 978 263 8449

November 10, 2010

Community Preservation Committee
Planning Department, Town of Acton
472 Main Street
Acton, Massachusetts, 01720

Ladies and Gentlemen of the Committee:

Enclosed are the required copies of our application requesting Community Preservation funding for restoration and preservation of the historic Acton Woman's Club, located at 504 Main Street.

The proposed project recommends funding for re-designing the right and left entrances and walkways, making the right side handicapped accessible, along with making the lower garden more attractive, as we are a part of the historical district of Acton Center. Also included in our project proposal are plans to preserve, protect and restore the interior of this historic Federal period house built in 1829.

We hope that you will agree to our proposal to help keep this beautiful historic house in Acton Center in good condition for the future generations of the Acton community and members of the Woman's Club.

If you require additional information, please contact Carolyn Kilpatrick, Trustee at 978 263 8449 or e-mail at cjkilpatrick@verizon.net.

Yours very truly,



Carolyn Kilpatrick, Lori Megdal, Pat te Duits
Trustees, Acton Woman's Club

PROJECT APPLICATION FORM – 2011

Applicant: Acton Woman's Club

Submission Date: November 10, 2010

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

504 Main Street P.O. Box 2253
978 263 8449

cjkilpatrick@verizon.net

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): N/A

Project Name The Acton Woman's Club Preservation and Restoration Project

Project Location/Address: 504 Main Street

Amount Requested: \$ 99,590

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

The project that the Acton Woman's Club is applying for Community Preservation funds involves the historic preservation, protection and restoration of this unique Federal period house. The exterior project includes re-designing the unsafe and aging entrances on the right and left side of the building and the walkways. The right side of the building will have a raised walkway, stairs and a brick courtyard, with the design approval of the Historic District Commission and in accordance with the provisions of the Americans with Disabilities Act. The project will also include landscaping to the rear side of the Club House, known as the Mabel Jenks Rose Garden. The interior project of the house includes updating of the wiring from knob and tube on the second floor, insulating the attic, interior insulation of the walls and cellar, and repapering and repainting the walls, due to the insulating and rewiring work and restoration to proper historic period.

Estimated Date for Commencement of Project Soon after approval and dispersal of funds in 2011

Estimated Date for Completion of Project Late summer 2012

Narrative

The Acton Woman's Club is located at 504 Main Street, in the Historic District of Acton Center. The house was constructed in 1829 as a chapel for the Evangelical Society. They later moved and built a church on Concord Road that became the Acton Congregational Church. The historic name for our building is still known as the Chapel. After the church moved out, the building became a two family home. Later the house fell in to disrepair and was purchased by the Acton Woman's Club in 1922. The Acton Woman's Club started in 1915 and had met in women's homes and had purchased the house at 508 Main Street before buying the Chapel in 1922 for \$8,000.

It took two years to renovate the house and to add on a kitchen to the left rear. The house was formally opened to the public on May 17, 1924 and the first monthly meeting was held on June 11, 1924.

The Acton Woman's Club has been continually serving the community and its members in many ways. The club's year book, which is published each year states the following; "The purpose shall be to maintain and preserve this historic building for the Town of Acton; to promote benevolent and civic activities of its members."

Some of the current activities that our club provides for the community are the following:

- Ball room dance classes for 5, 6,7,8th grade students, now in our 57th year
- Scholarships for graduating High School seniors
- Fuel assistance for needy town residents
- Bake and donate Christmas cookies to the Community supper and others
- Donation of Children's books to Toys for Tots
- Various Community Outreach Programs each year
- Sponsor a Community Supper
- Pay for a local Museum pass at the Library

We also have activities for our members such as: Book Group, Antiques and Museums, Quilting, Wine and Dine, besides our monthly meeting for lunch and a program. The monthly meeting and program are advertised in *Action Unlimited* and the *Beacon* (as accepted) to invite all women of the community to attend.

Community activities during their early years included building new seats on the schoolhouse grounds for those children who did not go home for dinner; adopting 27 soldiers during World War I at Camp Devens and attempted to alleviate their homesickness with homemade jams, jellies and even gifts of money.

The AWC worked alongside the American Red Cross during World War I and II. They sent boxes to Acton soldiers serving in Viet Nam. They have recently been sending boxes to Acton soldiers in Iraq and Afghanistan.

In 1935 when the Town celebrated its 200th anniversary, the Acton Woman's Club entered a float in the parade.

In 1937 they shared the expenses with the Town firemen to light the Community Christmas Tree. During WWII they contributed to the Acton Schools' Milk Fund.

The list of philanthropic activities, in addition to the above, over its 95 years is quite extensive. Recipients have included: Emerson Hospital, the Red Cross (including making surgical dressings for the Red Cross during WWII), Children's Hospital, National Braille Press, books to the library, quilts for children for the police to use and quilts for premature infants at Emerson Hospital, sanitary supplies for women in women's correctional facilities, the Food Pantry, and many others.

Description of the Work Plan

The entrances to the left and right side of the building are aging and unsafe, as are the brick walkways, which are loose and uneven. The lighting is inadequate at the doors and at the sidewalk (again a safety issue). Since we are remodeling the entrances, we are required by law to make one entrance handicapped accessible. As we are in the Historic District, the Historic District Commission worked with our architects to come to an agreeable solution on how to have a handicapped entrance and still be attractive and fit in with the historic character of the house and area. We plan to make a walkway to the Mabel Jenks Rose garden at the right rear of the property. The garden is accessible to the public.

To preserve, restore the building, and protect the interior of the historic building we propose insulating the attic, walls and cellar, replacing the knob and tube wiring on the 2nd floor (safety and required prior to adding insulation) and re-do the wallpaper and paint that will be damaged from the insulation and rewiring. By law the house cannot be insulated unless the knob and tube wiring is removed. A side-benefit of our plans to re-doing the wallpaper is that the current wallpaper is not of the correct period for the true historic age of the home. We are planning to use wallpaper close to that matching the correct period to restore the historic building.

To assist our disabled members, visitors or renters, we want to install a stair chair on the stair case in the kitchen.

Summary of the repairs and restoration for the interior of the house include the following:

- Insulation of the attic, walls and cellar, which was recommended by the inspection from Mass Save. Some of the cost of the insulation would be refunded by National Grid.
- Replacing of knob and tube wiring on the second floor
- Remove, repaper and paint the upstairs and down stairs rooms
- Install a Stair Chair at the kitchen stair case

The specific details for the exterior work are as follows (and can be seen in the attached architects' plans):

- New composite left side entry with one stair and plain wrought iron railings to match existing ones.
- Replace right entrance with a new mahogany landing with a flush threshold at the first floor level, which is accessed both by stairs and by a sloped brick walkway (less than 5% slope for accessibility, along with wrought iron railings).

- There would be a brick courtyard and bench to welcome guests and community members visiting the Historic District of Acton Center. This area would include improved landscaping to make the walkway and entrance more attractive from the street.
- Replace outside lamps at both right and left doors to improve lighting and safety
- Install a light post at right walkway near the sidewalk (again, for safety)
- Replace the bulkhead (to insure preservation) which is on the left side with a similar make and color as existing one, as the cement is crumbling and the metal has rusted.
- Remove the unsafe steps to the Mabel Jenks Rose Garden and design a walkway into the garden, along with attractive plantings.

Cost Estimates

• Left walkway	\$ 5,278
• Left entrance (steps and landing)	\$ 2,500 (approx.)
• Right walkway and entrance	\$ 19,397
• Landscaping right side	\$ 8,293
• Rear garden landscaping and walkway	\$ 8,000 (approx)
• Wrought Iron Railings	\$ 1,200 (approx)
• 2 lights at left and right both doors	\$ 300
• 1 light and post at right walkway	\$ 206
• Labor for lights and post plus wiring	\$ 950
• Remove and install new bulkhead	\$ 2,900
• Insulate attic, walls and cellar	\$ 6,900
• Rewire upstairs from knob and tube	\$ 9,000
• Wallpaper and paint	\$ 2,150
• Labor for wallpapering and painting	\$ 11,775
• Stair Chair	\$ 11,688
• 10% Contingency expenses	\$ 9,053

The cost of the project would be: \$ 99,590

The Acton Woman's Club would assume the fees of the architects, Anita Rogers and Kim Ahern. We are expecting to get specific estimates for our approximate figures shortly.

Feasibility

- The Acton Woman's Club has received approval for the exterior work to the entrances, walkways, lights and bulkhead from the Historic District Commission (see attached letter). A final vote by the Historic District Commission will be taken after the plans have been advertised and the allotted time allowed for comments from the community. This is scheduled to occur at the end of November.
- We will need to get approval from the Board of Selectmen for moving the right raised brick walkway a little to the right on our property and putting in a light and post, as that part of the property is part of the town common owned by the Town of Acton. A letter has been sent to the Chair of the Selectmen requesting this approval.
- Building permits from the Town will be needed for the entrances, walkways and the stair chair.
- Variances need to be requested from the Architectural Access Board for the bricks on the left walkway and for the stair chair.

Maps and Photographs

Maps and photographs of the existing interior and exterior are included along with architectural renderings of the new proposed plans.

We, MAUD H. BRACKETT of Winchester, Middlesex County, Massachusetts, and HELEN W. STOCKWELL (formerly Helen W. Cowdrey) of Stoneham, said County and Commonwealth, being unmarried, for consideration paid, grant to The ACTON MASSACHUSETTS WOMAN'S CLUB, INCORPORATED, a corporation duly organized under the laws of Massachusetts, and having its usual place of business in Acton, in said County of Middlesex, with QUITCLAIM COVENANTS, a certain house situated in the centre of said Acton, known as the Chapel; together with the land on which said house is situated, said land being bounded as follows, viz:

BEGINNING at stake and stones on Acton Common and running NORTHERLY by land formerly of the late Harris Cowdrey to a stake and stones; thence WESTERLY by land formerly of said Harris Cowdrey and of William R. Lothrop's heirs to a stake and stones; thence SOUTHERLY by land now or formerly of said Lothrop's heirs to a stake and stones on Acton Common; thence by said Common to the bound first mentioned.

Conveyed subject to taxes assessed for the year 1922.

For our title, see deed of Arthur R. Cowdrey to us, dated October 28, 1907, and recorded with Middlesex South District Deeds, book 3333, page 519.

I, FORREST G. BRACKETT, husband of Maud H. Brackett, one of the grantors herein named, release to grantee all rights of CURTESY and HOMESTEAD and other interests therein.

WITNESS our hands and seals this 18th day of September, 1922.

Maud H. Brackett
Helen W. Stockwell

COMMONWEALTH OF MASSACHUSETTS.

Middlesex ss.

September 18 1922.

Then personally appeared the above-named MAUD H. BRACKETT and HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free and good deed.

COMMONWEALTH OF MASSACHUSETTS.

September 18 1922.

Middlesex ss.

Then personally appeared the above-named MAUD H. BRACKETT

HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free act and deed, before me,

Uxbridge, Mass. Sept. 27, 1922.

At 10 o'clock and 57 minutes A.M.

received and entered with Middlesex Co.

Dist. Deeds, Book 4554 Page 505.

Attest,

John F. Richardson

John F. Richardson
Justice of the Peace.
My commission expires
August 30, 1929.



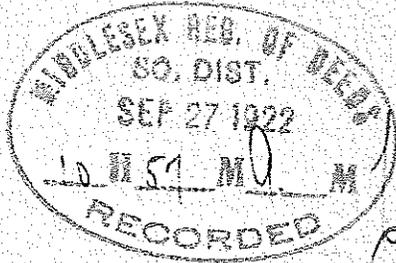
MAUD H. BRACKETT et al

to

ACTON WOMEN'S CLUB.

RECEIVED	\$	5	00
FEES & POST	\$	4	64
RETURN	\$		36

DEED



460

Maud H. Brackett

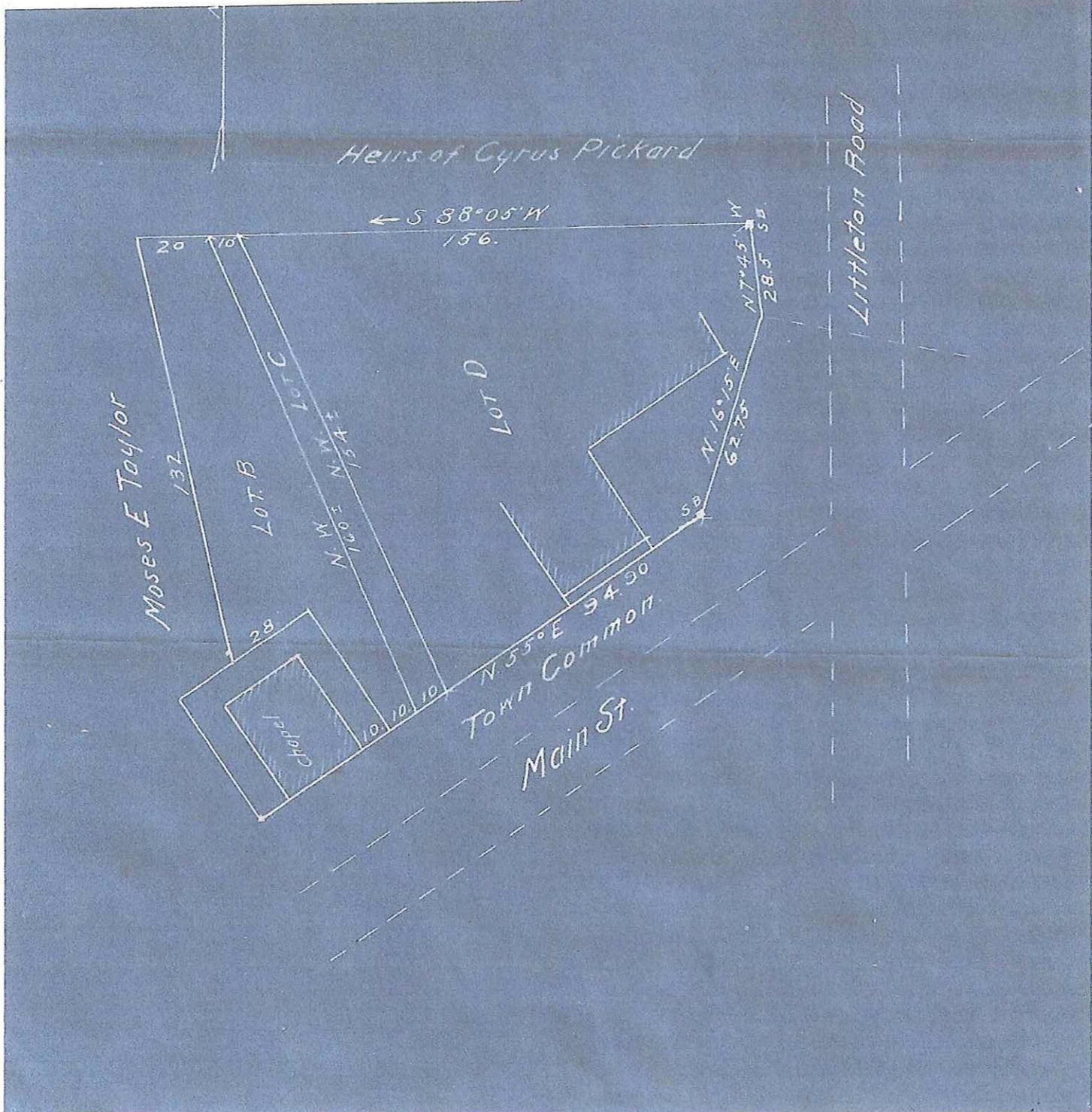


From the office of
E. H. RICHARDSON,
Attorney at Law,
Buck Building,
Stoughton St., Mass.

RECORDED

Middlesex (So Dist.) Registry.
 Book 4374, Page 362
 Grace F. Rowe
 to
 Acton Massachusetts
 Woman's Club, Inc.
 Dated July 28, 1920
 Recorded Same date.

Land in Acton
 Belonging to the
 Acton Mass. Woman's Club Inc.
 Surveyed by Horace F. Tuttle
 1922
 Scale 40 feet = 1 inch



NOTE: COMPILED FROM A PLAN BY SNELLING,
HILTON AND ASSOCIATES OF LINCOLN, MASS.
DATED: DECEMBER 1961.
SEE ALSO PLAN BK. 4681 PG. END

APPROVAL UNDER
DIVISION CONTROL
REQUIRED BY
Charles D. [unclear]
Beatrice [unclear]
David [unclear]
Edward [unclear]
D. Paul [unclear]

PLAN OF LAND IN
ACTON MASS.

SHOWING EASEMENT TO THE TOWN OF ACTON FOR THE
ISAAC DAVIS TRAIL

SCALE 1" = 60'

MAY 16, 1966

ENGINEERING DEPT.

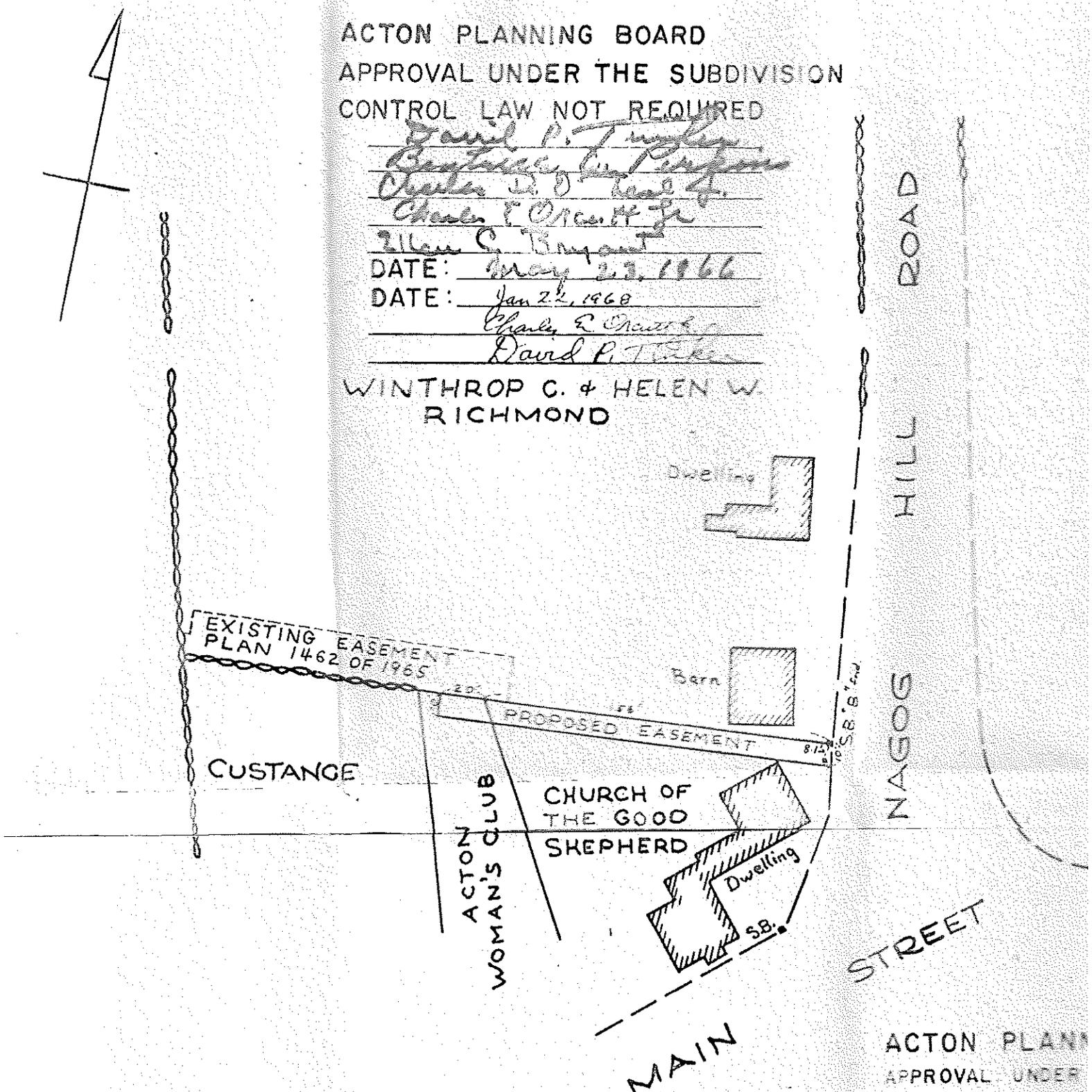
TOWN OF ACTON

TOWN OF ACTON
Engineering Dept.

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED

David P. Tupper
Beatrice C. Perkins
Charles D. J. [unclear]
Charles E. Orcutt Jr.
William C. Bryant
 DATE: *May 23, 1966*
 DATE: *Jan 22, 1968*
Charles E. Orcutt Jr.
David P. Tupper

WINTHROP C. & HELEN W.
 RICHMOND



NOTE: COMPILED FROM A PLAN BY SNELLING,
 HILTON AND ASSOCIATES OF LINCOLN, MASS.
 DATED: DECEMBER 1961.
 SEE ALSO PLAN BK. 4681 PG. END

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Charles D. [unclear]
Beatrice C. Perkins
David P. Tupper
Edward [unclear]
William C. Bryant

PLAN OF LAND IN



AREA 8 FORM NO. 87

ACTON

Address 504 Main Street

Historic Name The Chapel

Acton Women's Club

Present civic / institutional

Original religious

DESCRIPTION

1829

Source Phalen / Nylander notes

Style Federal / Greek Revival

Architect unknown

Exterior Wall Fabric brick / clapboard

Other Buildings none

Major Alterations (with dates) gable front doors replaced with windows, doors added to sides

Condition good

Moved no Date n/a

Acres less than one acre

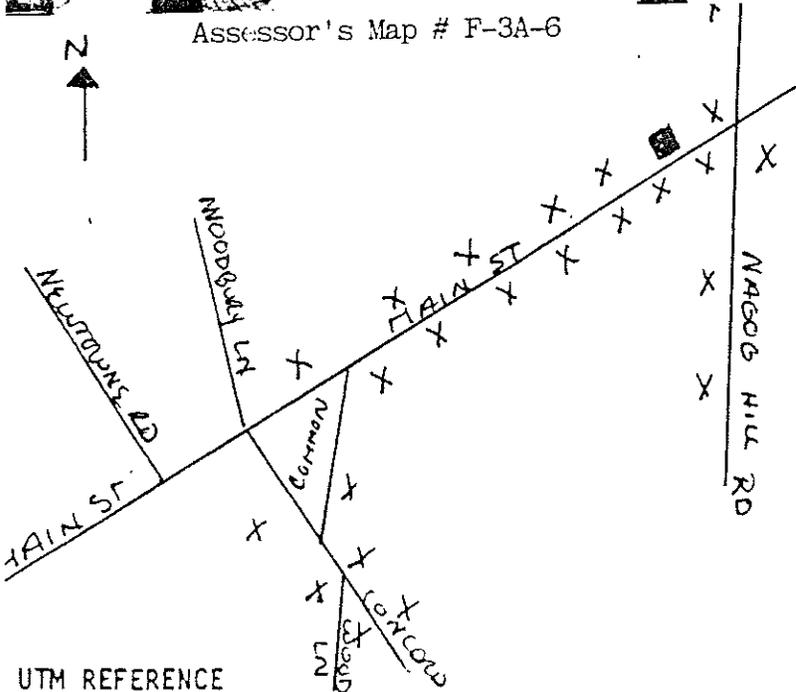
Setting At village center - north side main auto route - among 19th century dwellings and near late 19th century civic buildings

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

Assessor's Map # F-3A-6



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-87
Property Name: 504 Main St.	

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

ARCHITECTURAL DESCRIPTION - 504 MAIN STREET

The Acton Woman's Club, also known as the Chapel, is one of the more interesting buildings at Acton Centre for its use of brick and clapboards. Although of domestic scale it is a public building and one of only a few early 19th century buildings with brick ends in Acton. The 4-bay, gable front structure is built on a granite foundation, has brick and wood clapboard exterior siding and asphalt roofing. There is a gable-end rear ell that projects to the west side and three tall rectangular chimneys with corbelled tops; one just inside each gable end wall and one in the rear ell.

The south facade that faces Main Street has four Greek Revival style windows with 6/6 sash set into slightly recessed wood frames with splayed wood lintels and flanked by panelled shutters. The brick wall extends to the returns of the gable peak which is wood clapboard. Two blind 1/4 round fans set in slightly projecting molding are situated in the gable peak.

The clapboard east and west sides of the building are symmetrical each having three bays and a panelled center door entrance with small lights in the top panels and Greek Revival door surrounds with full pediment on a wide entablature and plain pilasters. Windows have 6/6 sash with plain frames and panelled shutters. At the entrances there is a modern iron railing. On the west side of the building there is a decorative central roof pediment. Also there is a fourth first-story bay tucked into the corner near the rear ell. The water table lining the two clapboard sides wraps to form a base for the plain cornerboards.

Only 1/2 of the gable-end rear ell is visible projecting beyond the west side of the main building. There is a mid 20th century panelled entrance door and one 6-light window above. The foundation of this barn-like rear ell is fieldstone.

Staple to Inventory form at bottom

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.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

- Atlases / Birdseye, Maps: 1851, 1856, 1871, 1875, 1889, 1892.
- Fletcher, Acton In History, 1890.
- Phalen, History of the Town of Acton, 1954.
- National Register Nomination, MHC, 1983.

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	ACTON	Form No:	B 87
Property Name:		504 Main St.	

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

HISTORICAL STATEMENT - 504 MAIN STREET

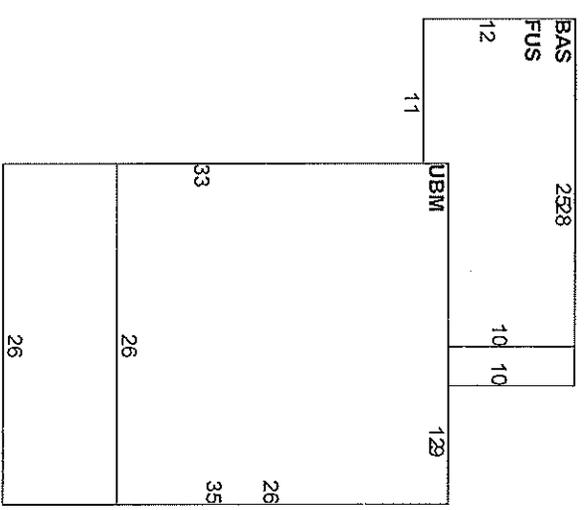
Acton Centre, once known as Acton Village, developed as the civic and institutional center of the large sprawling town which has several 19th century village centers. Acton Centre took on its suburban institutional form around an elongated Common from 1806 when the Second Meeting House was built and 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.

Main Street has always been a main route through Acton serving as an early native trail and later a carriage route. From the early 1800s when Acton Centre developed into the civic center the section of Main Street from west of Concord Road to Nagog Hill Road was two carriage lanes separated by a long narrow greensward strip that was part of the Common. In the late 1800s Main Street was known as Elm Street for the rows of elms and other trees planted by the Committee established to beautify the Town Common. The 20th century highway improvement of Route 27 resulted in the shift of Main Street to a two lane road north of the Common.

This building was constructed in 1829 as a Chapel for the Evangelical Society. In 1832 when the Reverend James Trask Woodbury was called to minister to those who had been dismissed from the First Congregational Church the Evangelical Church of Acton was formed. When built the Chapel had two entrance doors in the gable front facade. Once it was no longer used by the Evangelical Church which built a meeting house on the site of the present church (12 Concord Rd.) as early as 1833, the building was a 2-family home. According to the mid to late 19th century maps, Dr. Harris Cowdry and his heirs owned the Chapel. In 1924 it was remodelled with the assistance of Edwin R. Clark for the Acton Women's Club. The Club had been formed in 1915 and from 1920 had been meeting in Dr. Cowdry's old house, 508 Main Street. The Club was organized by Mrs. Luther Conant 3rd and met in the Congregational Church until purchasing 508 Main Street, which they sold five years later to purchase and refurbish this building. It was at that time that the main facade entrances were replaced with windows and entrances were added to the two side elevations maintaining the consistency and symmetry of form and design.

Staple to Inventory form at bottom

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)										
Element	Code	Ch.	Description	Element	Code	Ch.	Description							
Style	77		Clubs/Lodges											
Model	94		Commercial											
Grade	05		Average +20											
Stories	2													
Occupancy	1													
Exterior Wall 1	11		Clapboard											
Exterior Wall 2	20		Brick/Masonry											
Roof Structure	03		Gable/Hip											
Roof Cover	03		Asph/F Gls/Cmp											
Interior Wall 1	03		Plastered											
Interior Wall 2	09		Pine/Soft Wood											
Interior Floor 1	12		Hardwood											
Interior Floor 2	03		Gas											
Heating Fuel	04		Forced Air-Duc											
Heating Type	03		Central											
AC Type	9050		CHARIT MDL-94											
Bldg Use	00													
Total Rooms	.5													
Total Bedrms														
Total Baths														
Heat/AC	01		HEAT/AC PKGS											
Frame Type	02		WOOD FRAME											
Baths/Plumbing	02		AVERAGE											
Ceiling/Wall	06		CEIL & WALLS											
Rooms/Ptns	02		AVERAGE											
Wall Height	7													
% Cornn Wall	0													
OB-OUTBUILDING & YARD ITEMS(D) / XE-BUILDING EXTRA FEATURES(B)				COST/MARKET VALUATION										
Code	Description	Sub	Sub Descript	L/R	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	App	Value
FPL3	2 STORY CHI			B	2	2,800.00	1965					100		3,100
BUILDING SUB-AREA SUMMARY SECTION				MIXED USE										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value								
BAS	First Floor	1,182	1,182		106.20									
FUS	Upper Story, Finished	1,212	1,212		106.20									
UBM	Basement, Unfinished	0	676		26.55									



No Photo On Record

**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.

Applicant The Acton Massachusetts Woman's Club, Inc
Telephone 978 263 8449
E-mail cjkilpatrick@verizon.net
Address 504 Main Street, Acton

Property owner and address
(if different from applicant)

Location of Work No. 504 Street Main St **District:** Center

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of a Certificate for work within a Local Historic District .

Description of Proposed work (see instructions for additional information required).

- . New composite left side entry landing with 1 stair and railing to match existing railing.
- . Replace right entrance with a new landing at the first floor level which is accessed both by stairs and by a sloped brick walkway (less than 5% slope). See revised plans with plantings etc.
- . Replace outside lamps at both right and left doors (see lamp make and size).
- . Install a light post at right walkway near the sidewalk (see lamp post light and make).
- . Replace bulkhead (which is on the left side) with similar make and color as existing one.

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

Signature of applicant Carolyn Kilpatrick for the Acton Woman's Club Date 10.23.10

Application received by _____ for HDC . Date

Certificate approved by _____ Date
for Historic District Commission

Certificate of appropriateness not required (Certificate of Non-Applicability issued)



TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 MAIN STREET
ACTON, MASSACHUSETTS, 01720
hdc@acton-ma.gov

27 October 2010

Re: Acton Women's Club CPC Application

To Whom It May Concern:

For several months, the Historic District Commission has been meeting with the leadership of the Acton Woman's Club and their architect, Anita Rogers, in regard to their effort to modify the path to their main entry to both meet the universal access requirements of the State of Massachusetts, while maintaining, and if possible improving upon, the great beauty and charm of their historic building. The Women's Club fronts directly upon one of Acton's most historic and significant public spaces, the Town Common. With the shifting of the active entries of the Memorial Library and Town Hall to the rear of those facilities, the Woman's Club has the last active entry of a non-residential entity directly facing the Common.

The HDC hereby expresses its enthusiastic support for the Acton Woman's Club's application for CPC funding. This project is intended to provide required Massachusetts State 521 CMR access to the main entry of their facility at 504 Main Street in Acton Center. The existing entry currently has steps which are not code compliant and somewhat dangerous as well. Improving access to the building for functions is both prudent and necessary.

Our wholehearted support is offered because the design solution presented in the proposal provides both required universal access, and more significantly, creates an elegant space for public appearance. Rather than a clumsy switchback handicapped ramp with a spaghetti of railings attached to the facade of the building, the solution proposed provides a gently sloped brick garden walk from the sidewalk to a generous landing at the entry door. The brick is complimented by granite slabs that provide low walls upon which to sit. Artfully integrated with the walk and the landing, a small terrace provides an additional area for Club members and event guests to gather, viewing the Common as well as being seen from it. Existing trees and new shrubs situate all these new elements in a beautiful garden landscape.

This Woman's Club project exactly represents the category of project which provide an amenity both fulfilling a required need and contributing to Acton's civic and aesthetic life. The Historic District Commission strongly hopes it will be considered worthy of CPC support as well.

Sincerely,

Kathy Acerbo-Bachmann
Chair, Historic District Commission

CC: Community Preservation Committee, Board of Selectmen, Historical Commission, Planning Department, Building Department, Town Clerk, Department of Municipal Properties, Acton Women's Club, Anita Rogers

October, 28, 2010

Carolyn Kilpatrick, Trustee
The Acton Woman's Club
504 Main Street. P.O. Box 2253
Acton, Massachusetts, 01720
Telephone # 978 263 8449
E-Mail- cjkilpatrick@verizon.net

Ms. Lauren Rosensweig-Morton
Chair: Acton Board of Selectman
472 Main Street, Acton, MA 01720

Dear Ms. Rosensweig-Morton,

The Acton Woman's Club is planning to re-do the currently unsafe and aging entrance to the right side of the building. Our plans to make the entrance handicapped accessible would include moving the current brick walkway slightly to the right of the property and also placing a lightpost near the sidewalk and the walkway.

As some of the land involved is part of the Town Common and owned by the Town of Acton, we are requesting permission and consent for this project.

The Historical District Commission has approved the plans, which are attached.

The Acton Woman's Club will be presenting our proposed project to the Community Preservation Committee for consideration this year.

Please contact me if you have any questions or concerns.

Yours Very Truly,

Carolyn Kilpatrick
Trustee, Acton Woman's Club

cc: Dean Charter

From: Dean Charter (dcharter@acton-ma.gov)
To: Manager@acton-ma.gov;
Date: Tue, November 2, 2010 11:55:59 AM
Cc: cyork@acton-ma.gov; cjkilpatrick@verizon.net;
Subject: Acton Woman's Club / Town Common

The Acton Woman's Club has requested permission to remove an old brick walk way and replace it with a new brick walkway, ramp, and post light, on the Town Common in front of their building (see attached). I have spoken with them, reviewed the plans, and inspected the site. I think this is an appropriate use of the area, and feel it would be a positive benefit to the town. I have also visited the site with Corey York, Acting Public Works Director, who raised no objection to the plan. I recommend approval.

Please be informed that this winter we will be removing a very large Sugar Maple that is shown on the plan. This tree has some significant structural defects and is potentially hazardous. The tree also lost most of its leaves in late July this year, which shows it is close to death. This removal is not related in any way to the proposed work, other than by proximity. A suitable replacement will be planted next year with funds coming from the CPA Streetscape Restoration Project.

Anita L. Rogers AIA
 2 Thoreau Rd.
 Acton, MA
 ph 978-263-8004
 fax 978-264-4008

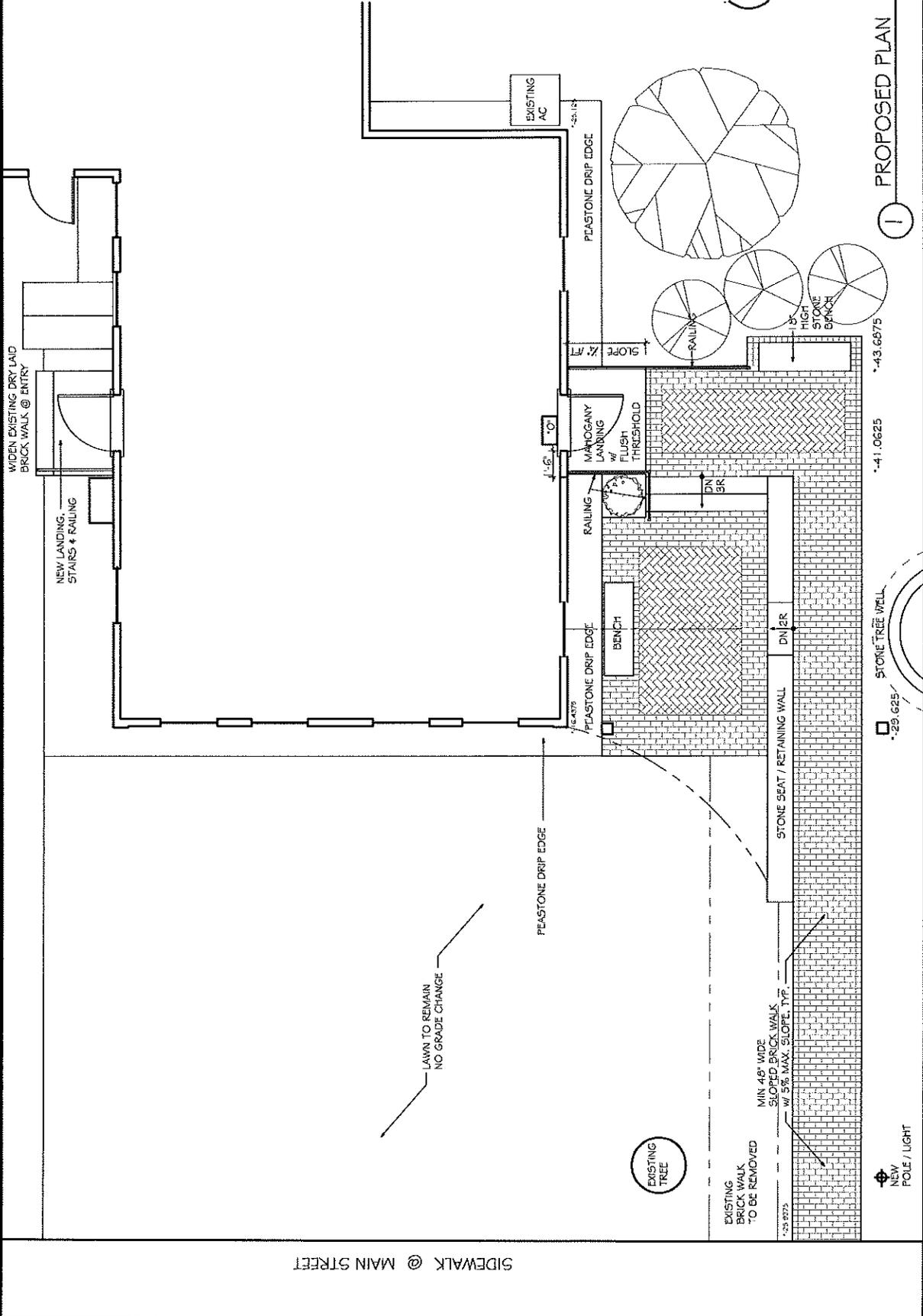
Kim Ahern ASLA
 40 Foster St.
 Littleton, MA
 ph 978-466-4000
 fax 978-466-0330

ACTON WOMAN'S CLUB
 504 Main Street, Acton, MA

PROPOSED PLAN

scale: 1/8" = 1'-0"
 date: 10/26/10
 dra by: ALR

A1



PROPOSED PLAN

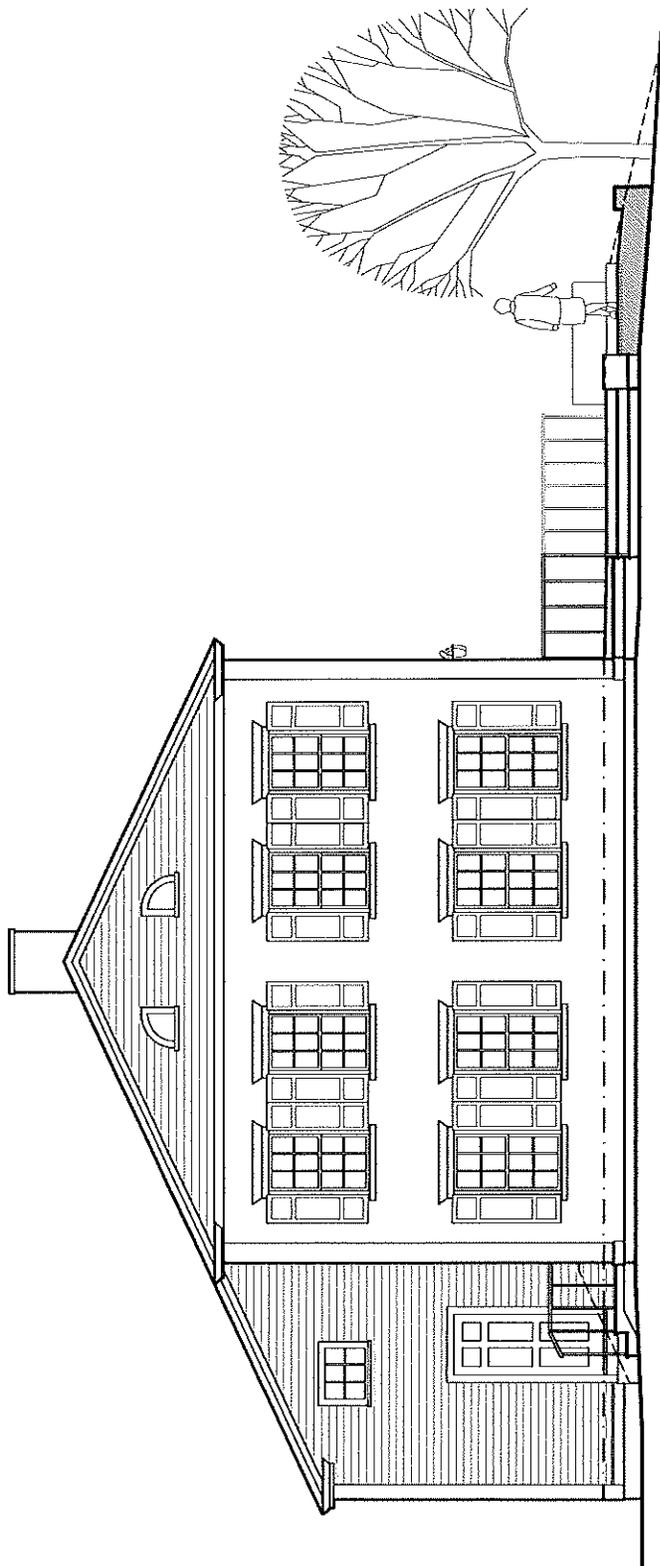
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ACTON WOMAN'S CLUB
504 Main Street, Acton, MA

scale: $\frac{1}{8}'' = 1'-0''$
date: 10/22/10
dra by: ALR

A2



1 ACTON WOMAN'S CLUB w/ SLOPED WALK - PROPOSED MAIN STREET ELEVATION

10.22.10

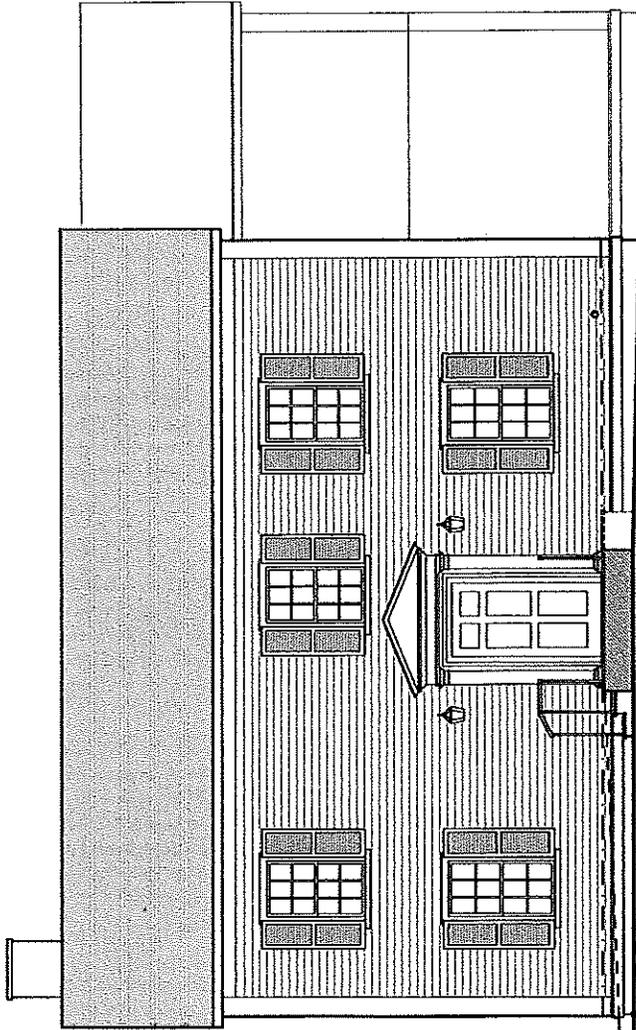
Angela L. Rogers AIA
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ACTON WOMAN'S CLUB
504 Main Street, Acton, MA

RIGHT SIDE
ELEVATION

scale: 3/8" = 1'-0"
date: 10/26/10
dra by: ALR

A3



1 ACTON WOMAN'S CLUB - PROPOSED RIGHT SIDE ELEVATION