

R E C E I V E D
15

Acton Historical Commission
Meeting Minutes – September 12, 2012
7:30 p.m., Acton Town Hall, Rm. 126

TOWN CLERK, ACTON
AHC Members Present: Bill Klauer (BK), Bill Dickinson (BD), Victoria Beyer (VB), Brad Maxwell (BM), Jim Chiarelli (JC)

1. BK called the meeting to order. Minutes for the Commission's August 2012 meeting were reviewed and approved.
2. First, BD updated the Commission on the status of the Asa Parlin House (17 Woodbury Lane) stabilization and restoration project. David Honn of the Historic District Commission (HDC) attended and participated in the discussion. BD reported that the Steering Committee met with the architects, who concluded from their structural analysis that the building is in good shape and preservation is possible. The architect proposed several options for the renovation:
 - a. Option 1 (\$375k approx.) – remove addition and abate hazardous materials; redo framing and exterior envelope; new building systems (HVAC) and lavatory and kitchen; open, finished interior space
 - b. Option 2 (\$275k approx.) – same as above, but with fewer finishes and without build-out for new lavatory and kitchen; this option preserves the form for future improvements
 - c. Option 2A (\$200k approx.), proposed by the Committee – same as Option 2, but without any new building systems; this option is essentially a cold shell, preserved for future expansion
 - d. Option 3 (\$125k approx.) – preserve the original structure but without any walls; this option transforms the house into a pavilion-like structure

Of these, the Committee felt that Option 2A is the most appropriate course to follow, until such time as the Town completes its current "space needs" study, so the architects are pursuing Option 2A at the moment. The Commission agreed with Option 2A, because it remains within the overall projected costs that were used for the CPC application, while allowing for future additions and finishes in the future, if desired. However, with unexpectedly high abatement costs, the next phase of approved CPC funding will not be sufficient to complete the second phase (demolition/stabilization) of the project. BD is pushing the architect to provide schematic drawings (as required under the RFP) before the next meeting on November 16th.

3. Next, the Commission continued its discussion of a mailing to publicize the historic plaque program. The Commission will edit the proposed text for next meeting, and BM will take a picture of one of the plaques for the Commission to consider including on the postcard. VB will continue to compile addresses for Cultural Resource List (CRL) properties that will receive postcards.
4. Next, VB provided an update on CPC historical matters and new CPA developments. VB reported that the deadline for CPC applications is November 29th.
5. Next, the Commission discussed the Central Street Planned Conservation Residential Community (PCRC). BK then reported that town counsel has informed the PCRC developer to move its stakes/planned development off of the Town's property (Mt. Hope Cemetery, per the 1893 Tuttle survey) and redo its plans accordingly. The Planning Board will continue its review of the PCRC at its next scheduled meeting.
6. Discussion then turned to developments with the Morrison Farm Committee. BK reported that the committee continues to discuss a possible land swap with the cemetery involving deed-restricted areas and the Robbins house site, as well as integrating the old icehouse foundation into a planned

parking lot. The Commission unanimously moved to advise the Morrison Farm Committee that the Historic Commission prefers that the icehouse foundation be preserved and integrated into the design, not demolished.

7. The Commission then reviewed and discussed the Historic Plaque application for 438 Main Street. The Commission unanimously approved the application and refer it to the HDC for consideration and signoff. BM will forward the application materials to the HDC.

8. Finally, the Commission turned to discussing the East Acton Railroad Station Property at the corner of Concord Road and Great Road. VB and BD noted that the Commission has previously considered the property and determined that the site contains significant archaeological remains (former buildings, windmill and water tank). The Morrison Farm Committee is considering whether to try to incorporate this property into the farm project, but will encounter these archaeological concerns, among others.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Brad Maxwell, clerk

cc: Town Clerk
Town Manager
Town Library
Historic District Commission