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**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION**
472 Main Street, Acton, MA 01720

CERTIFICATE 2436

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

For the work described in the Application of the same number.

Applicant: Acton Community Center d.b.a. Theatre III

Telephone: (978) 502-3649

Address: 250 Central Street, Acton, MA, 01720

Email: lsminkoff@theatre3.org

Property Owner: Linda Minkoff, President

Email/Telephone: Same

Location of Work: Same

District: Center __ West x South __

Description of Proposed work: Demolition of a landscaping, stone wall surrounding a raised plant bed on the southeast corner of the building, as depicted and described in the application and its attachments attached hereto.

Findings:

1. The governing way is Central Street in West Acton village.
2. The raised plant bed located near the southeast corner of the building at 250 Center Street, and the stone wall that surrounds that bed, do not appear in a historic photo of the building. The stone wall is not constructed in a manner that suggests, or is evidence of, an historic provenance. Accordingly, the stone wall and the bed it surrounds are not of historic value to the West Acton Historic District.
3. As part of its application to the Town's Community Preservation Committee for certain funds under the Community Preservation Act, the applicant has been informed that it likely will have to undergo a Title V inspection of a cesspool that is located in the vicinity of the plant bed and its surrounding stone wall. That inspection will almost certainly require dismantling of at least part of the stone wall and the bed it surrounds.

Conclusions and Requirement:

1. Given that the stone wall and the bed that it surrounds are not of historic value to the West Acton Historic District, the strong presumption against their demolition is overcome, and the wall and bed may be removed subject to the requirement set forth below.
2. Given that, for reasons of public health and safety, the stone wall and bed that it surrounds will likely have to be at least partially dismantled as part of a Title V inspection, the wall and bed may be removed subject to the requirement set forth below.

3. When the applicant is able to formulate a proposed plan for what will replace the stone wall and the bed that it surrounds, it must file an application to amend this Certificate of Appropriateness seeking the Commission's approval of that plan.

Recommendation:

When the stone wall is demolished, the stones that comprise the wall should be saved for some appropriate later use or, alternatively, made available to an entity or party for appropriate historic renovation or similar use.

When completed, the work outlined above must conform in all particulars to the Application approved on November 12, 2024. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit if necessary. This Certificate is valid for work commenced within one year of the date of issuance. An extension or renewal of the Certificate may be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

The Decision only applies to matters within the HDC's jurisdiction. Any action permitted hereunder may still be subject to or require other approval or permits from other governmental boards, agencies or bodies having jurisdiction such as the Building Department, Planning Department, Health Department, Planning Board, Conservation Commission or Zoning Board of Appeals, as the case may be.

Any appeal of this decision must be made by filing a written request to the Town Clerk within 20 days of the date this decision was filed.

Application received: October 23, 2024

Date of Public Meeting: N/A

Certificate approved by HDC Vote (4-0)

Date: November 12, 2024

Arthur Leavens

Filed by Arthur Leavens, Member
for Historic District Commission

Date November 13, 2024

Copies to: Applicant, Building Commissioner, Planning Board, Select Board, HDC File

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2024 OCT 23 PM 1:04

Application # 2436

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.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):

Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10

Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition) Fee: \$50

Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate)

Cert. of Non-Applicability No Fee X

Fees waived for non-profit or municipal applicants.

Applicant: Acton Community Center, Inc. d/b/a Theatre III Telephone:

Address: 250 Central Street E-mail: lsminkoff@theatre3.org
Acton, MA 01720

Property owner and address: Linda Minkoff, President Contact information: (978)502-3649
(if different from applicant)

Location of Work: District: Center X West South

No. 250 Street Central Street

Description of Work: (See website Instructions regarding information that is here required)

See attached description, photos, & plans

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

Signature of applicant Linda Minkoff Date: 10/20/24

Application received by for HDC Date:

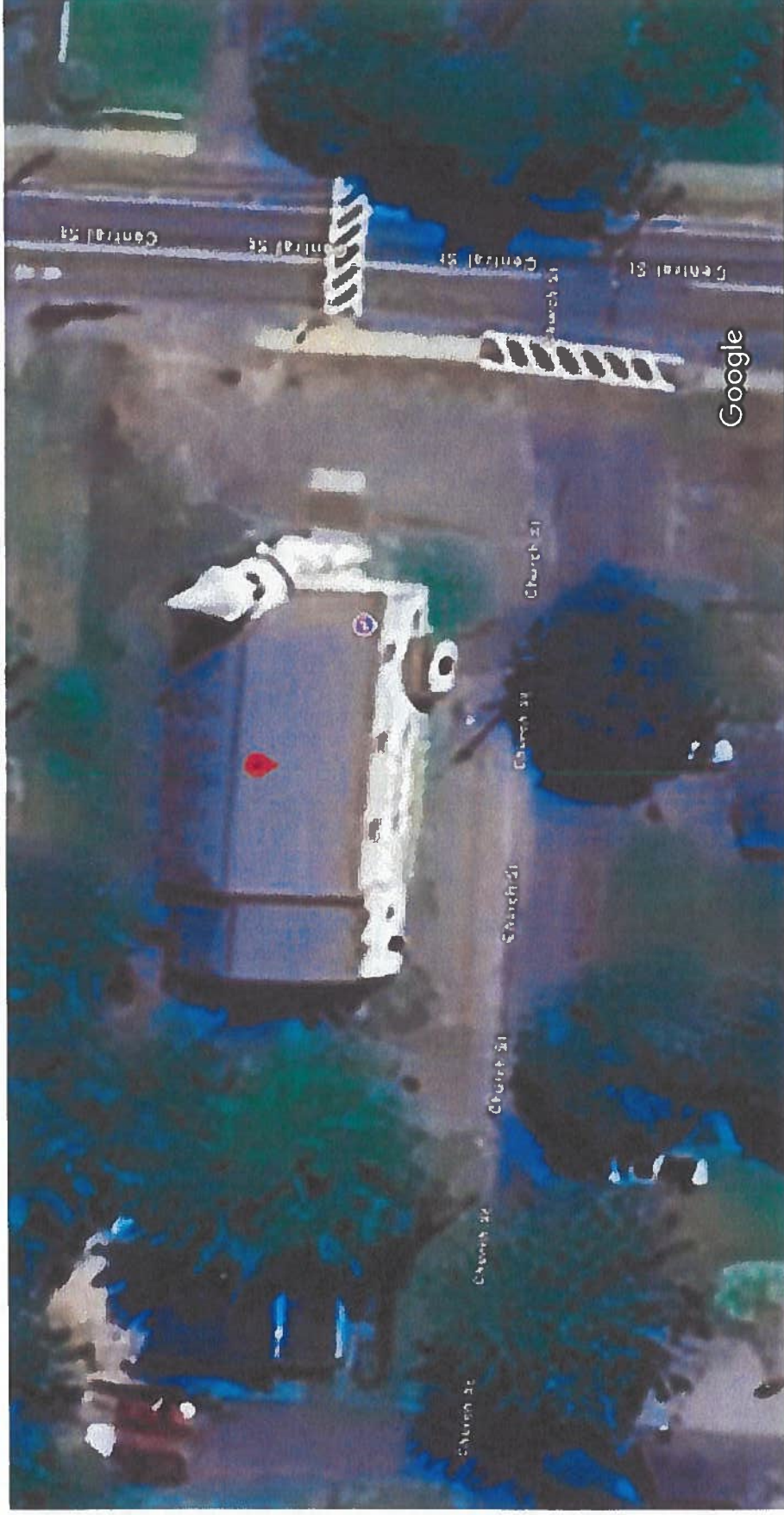
COA approved/CNA issued by for HDC Date:

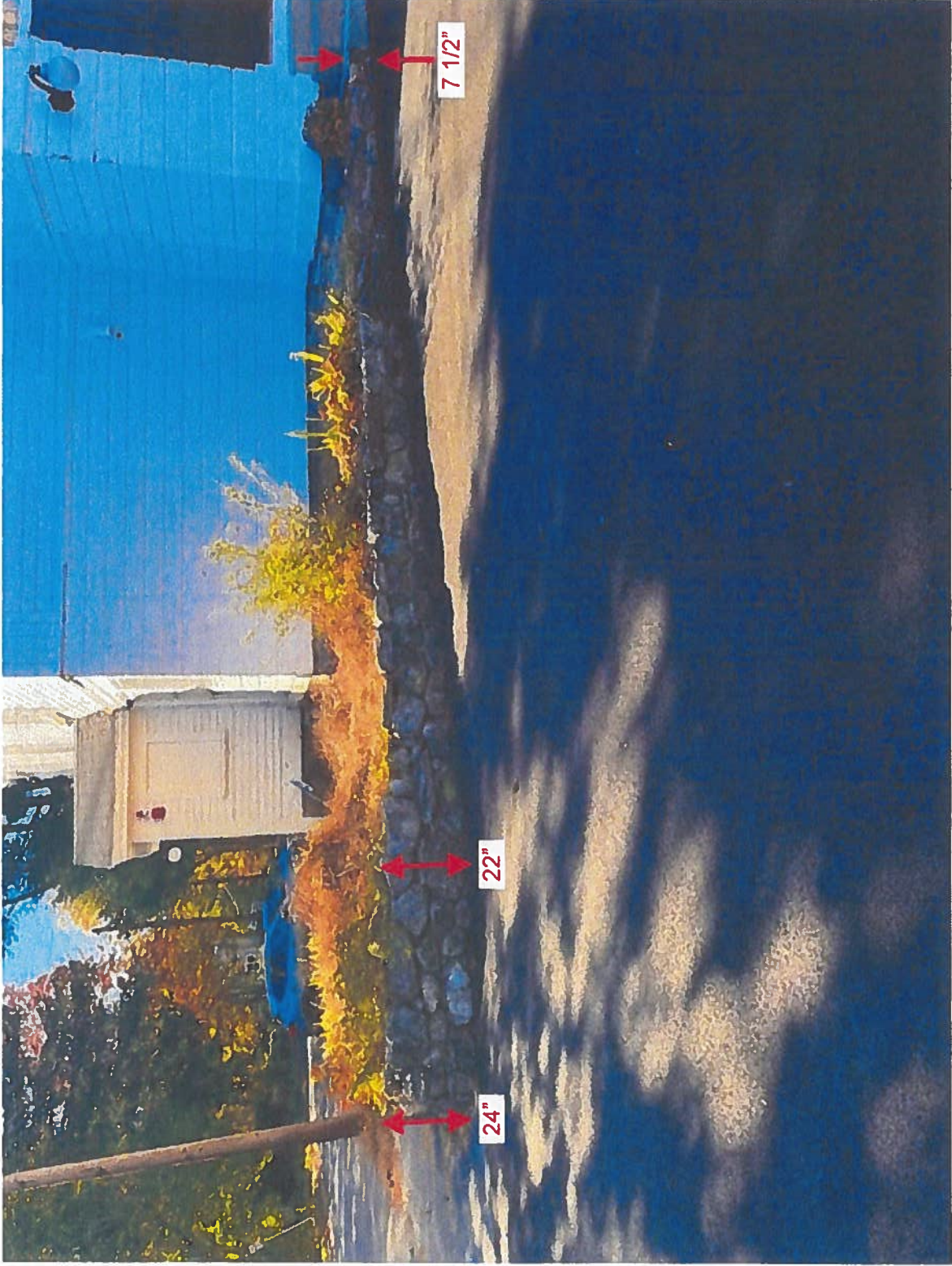
**APPLICATION FOR CERTIFICATE OF NON-APPLICABILITY
FOR LANDSCAPING WALL SUPPORTING RAISED PLANT BED**

**THEATRE III
250 Central Street
Acton, MA 01720**

DESCRIPTION OF WORK

Theatre III is seeking a Certificate of Non-Applicability for a landscaping wall likely to be affected by performance of a Title V inspection. It is our understanding there is a cesspool somewhere within the raised plant bed on the southeast corner of the building. There is a low landscaping wall around the raised plant bed, and the work may involve partial demolition of the landscaping wall to provide access to the cesspool. There is increased likelihood the wall will be affected by probable removal of a tree stump, approximately 8" in diameter, and its root system that will interfere with excavation. Finally, the landscaping wall appears to be of no significance, is likely not original to the property, and almost all of it is less than 2'-0" tall, as indicated on the attached photographs and details.





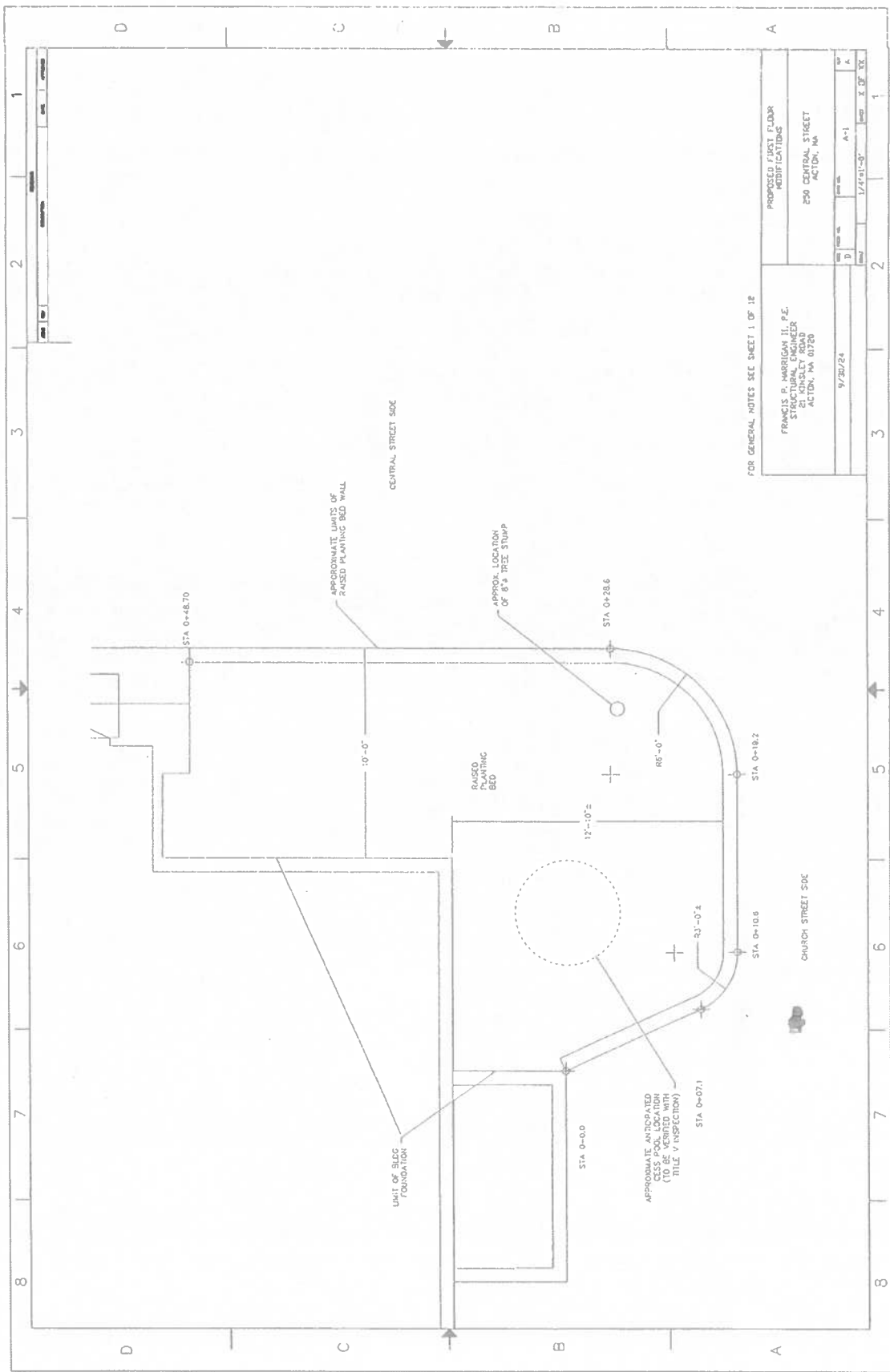
250 Central Street
Raised Planting Bed Landscaping Wall - East Elevation



250 Central Street
Raised Planting Bed Landscaping Wall - South Elevation



250 Central Street
Raised Planting Bed Landscaping Wall - West Elevation



FOR GENERAL NOTES SEE SHEET 1 OF 18

FRANCIS P. HARRIGAN II, P.E. CIVIL ENGINEER 21 KINGSLEY ROAD ACTON, MA 01720		PROPOSED FIRST FLOOR ADDITIONS	
9/26/24		250 CENTRAL STREET ACTON, MA	
1/4"=1'-0"		A-1	
1		1	

