



THE JONES & FAULKNER MILLS
ESTABLISHED 1702

**IRON WORK FARM
IN ACTON INC.**

P.O. Box 1111
Acton, Massachusetts 01720-0111

MAJOR SIMON WILLARD'S FARM—1654
THE IRON WORK FARM—1660
MILL CORNER—1735
SOUTH ACTON—1845

AN EDUCATIONAL, NON-PROFIT HISTORICAL CORPORATION CHARTERED 1964

November 14, 2005

Community Preservation Committee
Town of Acton
472 Main Street
Acton, MA 01720

Ladies and gentlemen:

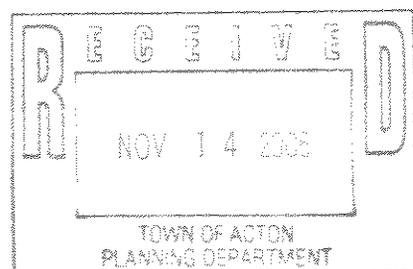
Enclosed are fifteen copies of an application requesting Community Preservation funding for roof and gutter replacement at Jones Tavern, 128 Main Street.

The proposed project recommends the second phase of major work required for the upper part of the building. As you know, the first phase, the restoration and stabilization of the four chimneys, was completed this past year.

The application includes a request for the full \$49,000 represented by the attached contractor's estimate by Mark Landry of Landmark Services, whose masonry crew performed the masonry work on the chimneys. (The estimate was received by email. If a signed estimate is required, we will be glad to obtain one from Mr. Landry.)

We will of course solicit other bids for the work, as well. And as we did for the chimney work, we will conduct a fund-raising campaign specifically seeking contributions toward this project as part of our year-end annual mailing to Iron Work Farm members and friends. As that campaign gets under way we will be prepared to discuss the amount that we will be able to commit to the work from Iron Work Farm funds.

We hope that you will give the application your careful consideration. We would be happy to provide you with any more information you may need, and to meet with you to discuss the proposal.



Sincerely,


Lawrence A. Sorli,
President

PROJECT APPLICATION FORM – 2006

Applicant: Iron Work Farm in Acton, Inc. **Submission Date:** November 14, 2005

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

PO Box 1111
Acton, MA 01720
Larry Sorli, President (978-369-7799; Sorli@aol.com)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): N/A

Project Name: Re-roofing and gutter replacement

Project Location/Address: Jones Tavern, 128 Main Street

Amount Requested: \$ 49,000

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

The proposed project will replace the wood-shingle roof on three sections of the building, and replace the current galvanized gutters and downspouts on the rear elevations with copper.

Estimated Date for Commencement of Project: July, 2006

Estimated Date for Completion of Project: September, 2006

JONES TAVERN ROOF AND GUTTER REPLACEMENT

PROJECT NARRATIVE

Project description

The proposed project will replace the roof shingles and flashing of the main sections of the Jones Tavern roof with red cedar shingles, and install new copper gutters and downspouts on the rear elevations of the building.

In 1986, the asphalt-shingle roofing of these sections of the Tavern was replaced with cedar shingles. At that time, courses of pine strapping mounted parallel to the roof slopes were installed to provide the air space that is necessary for the “breathing” of wood shingles, as well as to help preserve the original roof sheathing boards. As shown in the attached drawings, cedar clapboards were mounted along the edge of the eaves to provide a base on which to taper down the shingles from the lowest line of strapping to meet the edges of the roof at the eaves.

In 2006, the present shingles will have reached the end of their predicted service life. There are already many shingles missing, rot is present throughout, and water penetration into the attic has begun. While the Iron Work Farm Board of Directors has considered replacing the roof with modern “30-year” asphalt or fiberglass shingles, there are many reasons not to do so. First, although we have yet to receive definitive word from Massachusetts Historical Commission staff, we believe that they are not likely to approve the switch to such a modern material under the terms of the preservation restriction that they administer for the building. Second, as stewards of this National Register property, we are responsible under the terms of the Iron Work Farm charter to preserve the historic fabric and character of the Tavern. Wood shingles, of course, would have been the roofing material for most of the building’s existence, through at least the first quarter of the 20th century. Third, and perhaps most important, returning to asphalt/fiberglass shingles would necessitate the removal of all of the rows of strapping that were screwed to the old roof boards in 1986. Those boards are in delicate condition, although they have held up well during the twenty years in which the strapping has absorbed any stresses from the shingles and roofing nails. The action of prying off the strapping would be likely to cause considerable breakage and damage to the sheathing boards, most of which remain from the original construction of the various parts of the building—1732, ca. 1750, ca. 1818, and ca. 1845. In addition, because there are gaps between the roof boards and their surface is uneven, installing asphalt or fiberglass shingles would probably require a new layer of plywood underneath them, adding greatly to the weight bearing down on the roof framing timbers.

Consequently, the proposed scope of work calls for the removal of the deteriorated shingles, while retaining the strapping, to which the new shingles will be attached.

If gutter replacement is needed, it is always desirable to do so at the time that roof shingles are being replaced. The present galvanized gutters and downspouts at the rear of the building are in bad condition, with failing strap hangers and a good deal of rust build-up. They have been painted many times, but do not hold paint for very long. Gutters are not necessary on the east and south building elevations, where the foundation is high and dripping water is absorbed by the grass. At the rear, however, gutters are vital to the preservation of the sills, sheathing, clapboards, and in some instances the window frames, all of which have experienced rotting due to splashback in the past.

Copper gutters do not need to be painted, do not rust, and will stand up to the large amount of water that cascades off the rear roof slopes better than either aluminum or galvanized steel. The gutter hangers will

be attached to the lower edges of the roof sheathing after the old shingles are removed, and will then be covered by the lowest course of new shingles.

Overall work plan

Both parts of the project will be accomplished in one phase. Once the present roof shingles are removed, copper hangers for the gutters will be attached at the eaves, and then the new shingles, gutters, and downspouts will be installed. Depending on the length of the procurement phase of the project, we anticipate starting the project in July 2006 and completing it by the end of September.

Background

The non-profit Iron Work Farm in Acton, Inc. (IWF) is the owner of two historic properties, the 1707 Faulkner Homestead at 5 High Street, and the Jones Tavern, 128 Main Street, both of which are listed individually on the National Register of Historic Places. The organization has been in operation for over forty years, and has acquired significant experience in managing and implementing construction and rehabilitation projects that adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Faulkner Homestead, the oldest building in Acton, has been nearly fully restored, and the organization has operated it as a house museum since 1970. The Iron Work Farm began, however, in 1964 with the acquisition of Jones Tavern. At that time Barbara Nylander and Mary Hadley responded to the imminent demolition of the Tavern by assembling a group of concerned citizens to save it. They formed a non-profit organization, the Iron Work Farm in Acton, named after the 600-acre tract that ultimately became the south/southwest part of Acton. The organization restored the Tavern to become a local museum. The museum operated for only a few months, however, when lightning struck the west chimney, causing a fire that severely damaged the building. After many years of work by volunteers, and with the help of two matching Preservation Projects Fund grants from the Massachusetts Historical Commission, the Tavern was again opened to the public on Patriots Day, 2000.

Since that time, the Tavern, which was also the farmhouse for the extensive Jones family farm, has informed and inspired its many visitors about the history of South Acton through its monthly openings six months of the year, and through periodic tours for Acton's second-graders and members of the general public.

The building is also a repository for important documents belonging to the Iron Work Farm and pertaining to Acton history, particularly to the development of South Acton and to the role of the Jones family, their farm, and their many businesses. One of the businesses housed in the Tavern was the first store in Acton, which ultimately grew to become the large Tuttle, Jones & Wetherbee department store in what we know as Exchange Hall. Much of the documentary material relating to South Acton was collected by members of the Nylander family. In addition to important historical documents including deeds, ledgers, photographs, etc., the family has also donated to the IWF collection the lifelong research regarding South Acton, and especially our two buildings, done by architectural historian Robert Nylander.

Along with the Faulkner Homestead and Exchange Hall, Jones Tavern is truly a cornerstone of South Acton center. The Town of Acton Master Plan singled out the building as an important contributing element to the New England character of Acton as a community "with strong . . . historic roots." The master plan also established "protection for Acton's historic buildings and centers", including Jones Tavern, as a High Priority action item. The 1998 Master Plan Update expanded on that theme when it included in its community-preservation strategy item #NC29: "Encourage public/private partnerships for preservation." It was clear to the town's citizens then, and is even more so now, that it would never be practical or even possible to maintain the historic character of Acton through municipal ownership of its most important properties. Private ownership, especially the stewardship provided by private, non-profit

organizations, will always play a major part in the preservation of the community's historic and cultural resources, and therefore in the maintenance of Acton's historic character. We see the pairing of our organization's volunteer and membership base with the support of the town-wide Community Preservation Fund as the very best type of public-private partnership.

SITE CONTROL

The applicant, the Iron Work Farm in Acton, Inc. is the owner of the property. There is no mortgage. A plot plan is attached; a copy of the registered deed will be provided on request.

PROJECT SCOPE

The scope of work for this project includes the following:

1. Careful removal and disposal of approximately 25 squares of existing wood roof shingles, 60 linear feet of metal gutters and associated downspouts as indicated in the attached drawing A-1 *Roof Plan*. This task requires that the shingles be removed in such a way as to preserve the existing wood strapping that was previously installed to provide an air space between the wood shingles and the original roof sheathing boards. The detailing of the strapping is shown in attached drawings A-2 and A-3. All strapping and sheathing damaged by the demolition activity shall be replaced. Contractor is responsible for the installation of appropriate scaffolding to access all work areas in accordance with OSHA standards, and for the protection of all surrounding architectural and landscape features during the work.
2. Installation of new 4-inch, half-round gutters, 3-inch diameter downspouts, elbows, hangers and all other required hangers and accessories. All components shall be fabricated from copper. Sheet copper for gutters and downspouts shall be 16-oz. Gutters shall be installed in longest lengths possible. Any necessary joints shall be soldered. All gutters must be installed to achieve a positive flow to downspout outlets. All ends of gutters shall have soldered end caps. Gutter hangers to be adjustable threaded-rod type, fastened to roof substrate under the starter course of shingles. Downspout hangers shall be hinged, secured by copper wire and inserted in same holes on the building as previous hangers.
3. Installation of new red cedar roof shingles. Shingles shall be 16-inches in length, graded No. 1 "Blue Label", vertical grain and predominantly heartwood. Attach shingles with stainless steel nails at 5-inch-to-weather exposure, corresponding to existing strapping courses. Roof shingles shall be appropriately flashed with copper flashing at all penetrations including chimneys and roof hatch. All valleys and ridges shall have continuous, or appropriately overlapped, copper flashing. Cedar ridge-cap boards shall cover the copper ridge flashing and be fastened with stainless steel drive screws.
4. Contractor shall leave the site clean of all demolition debris and provide owner with a one-year warranty against leaks.

Only contractors with demonstrated experience in historic restoration work should be considered for the project. All work will be done according to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

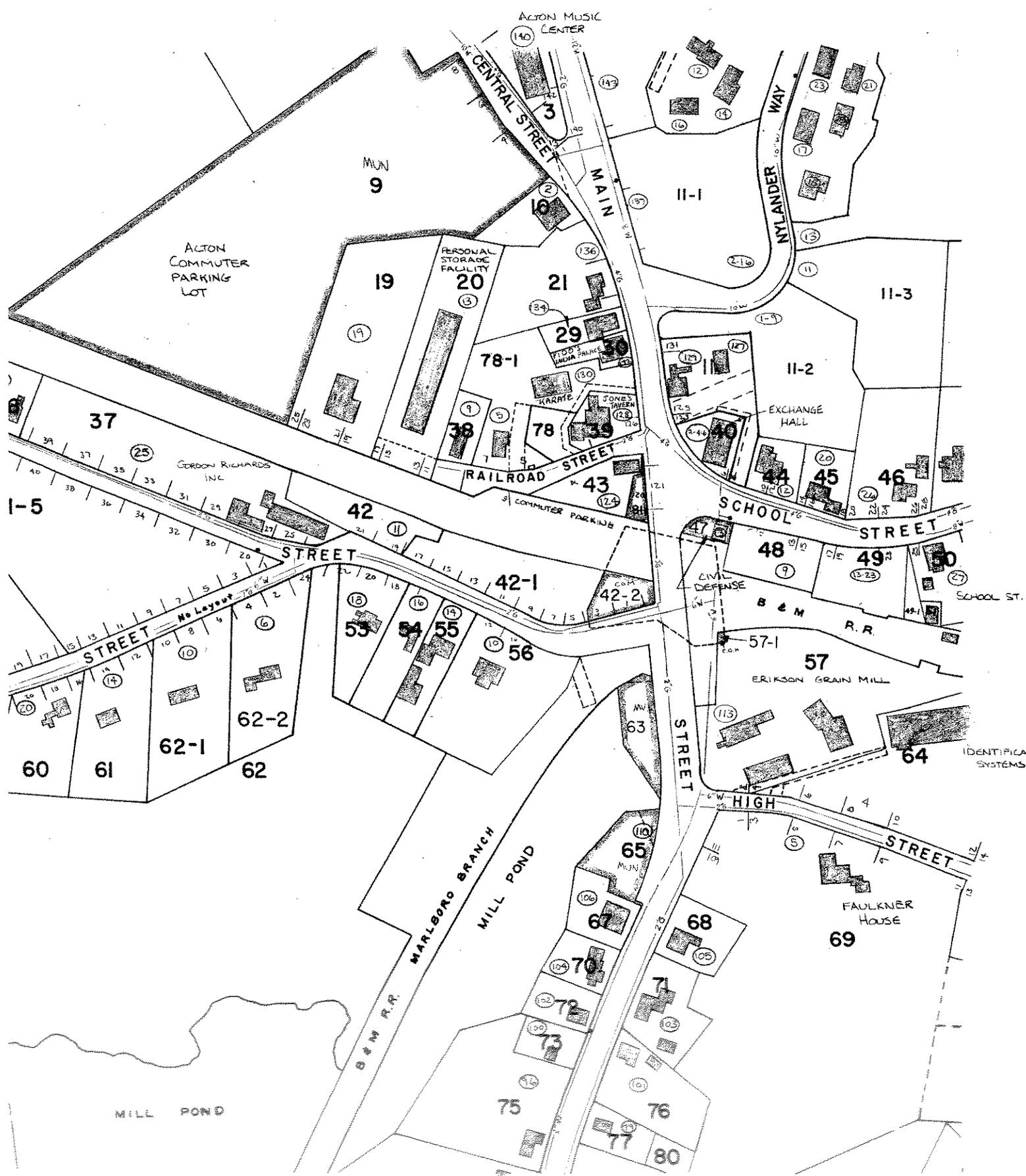
If the project is recommended by the CPC for the Town Meeting warrant, we will send the projected scope of work to MHC and the Acton Board of Selectmen for approval, and apply for a Certificate from the Acton Historic District Commission. We do not anticipate that any changes to the specifications will be required in order to gain these approvals, but if they are, we will forward that information to the CPC prior to the April 2006 Town Meeting.

MAPS

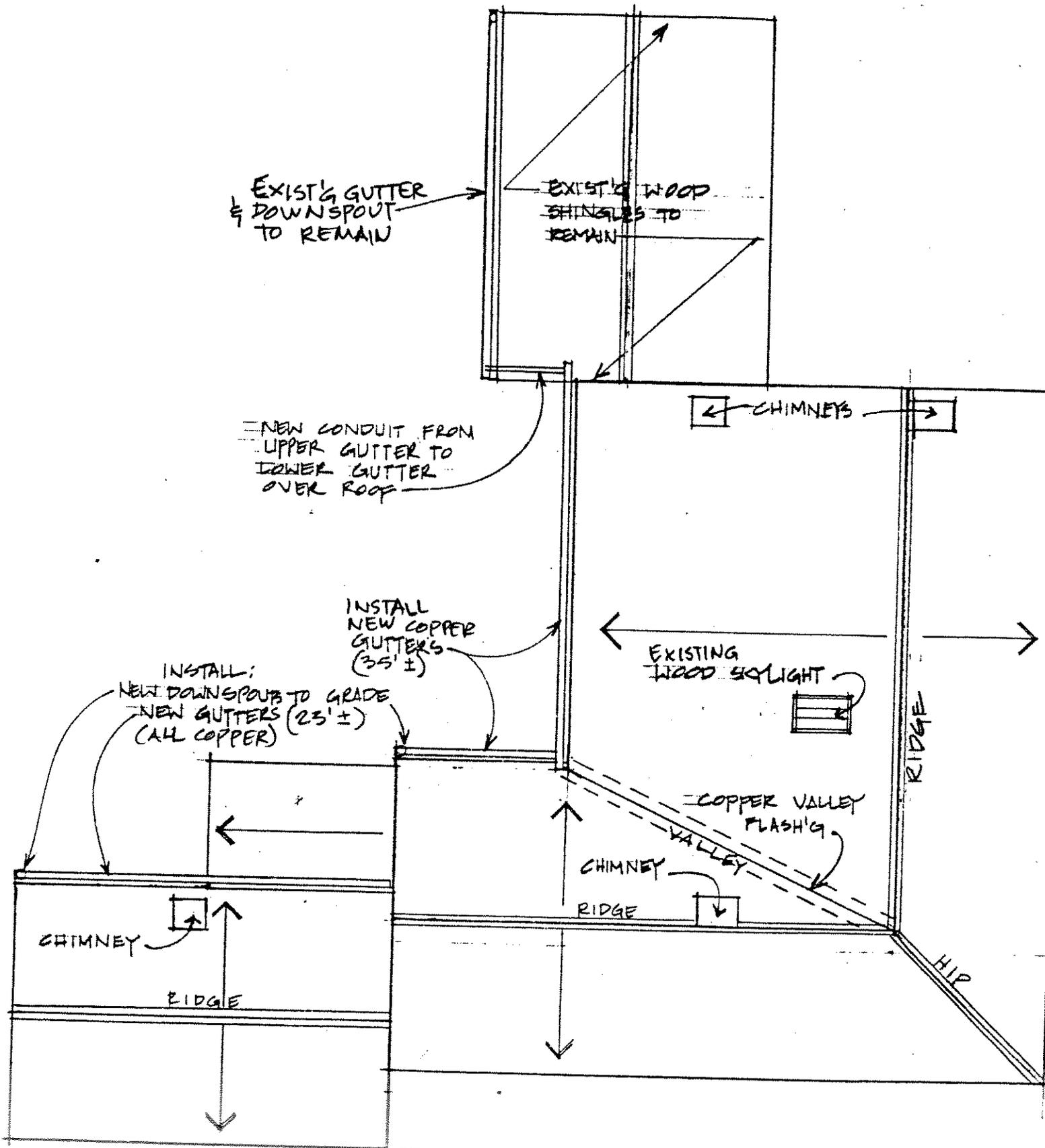
Assessors map is attached.

OTHER ATTACHMENTS

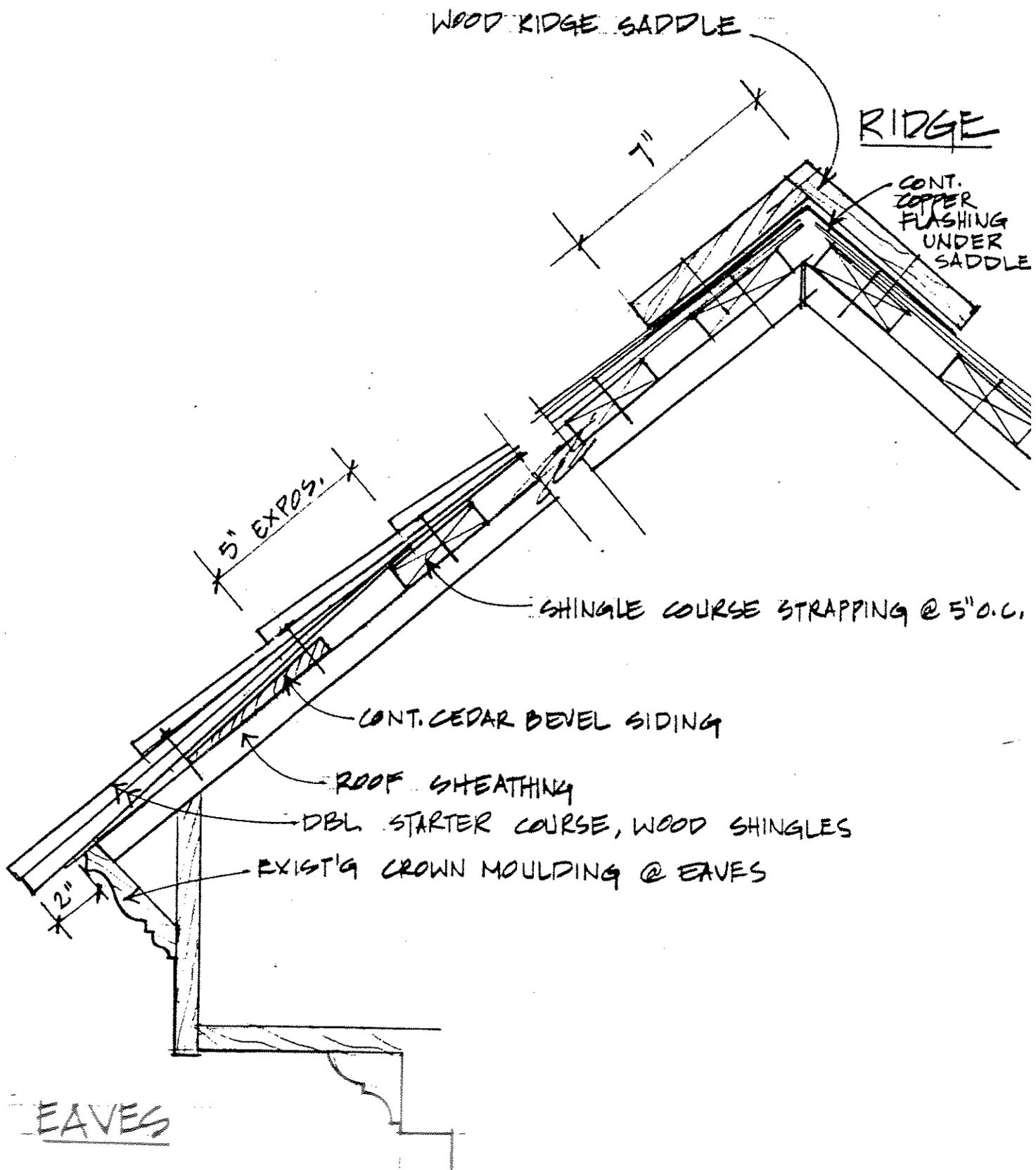
1. Architectural roof plans.
2. Photographs of the gutters and the roof, showing existing conditions.
3. Project cost estimate from Landmark Services.
4. Historic inventory form. (National Register documentation form is also available, on request.)
5. Plot plan.



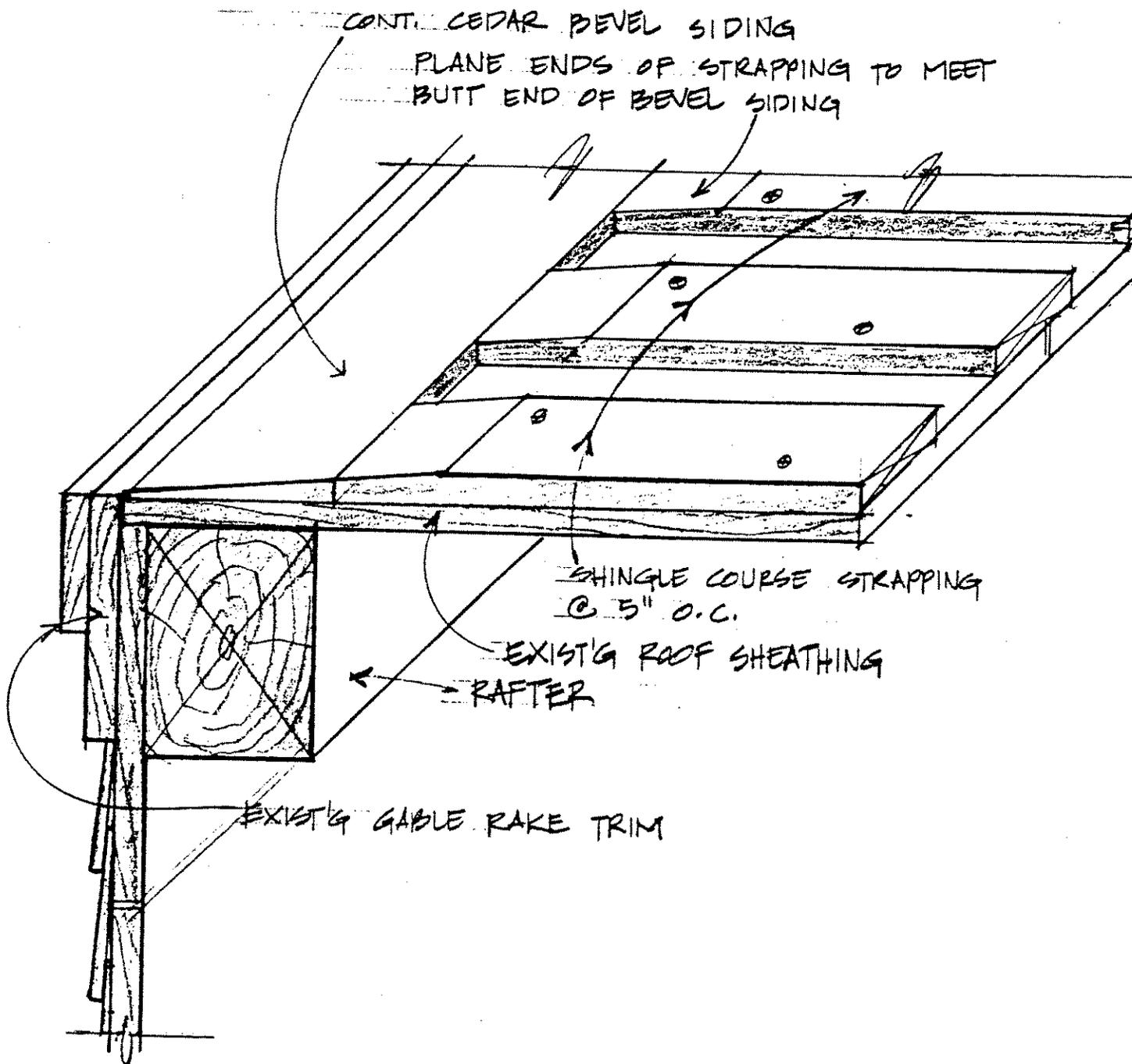
G-2A	G-3
H-2A	H-3A



A 1	ROOF PLAN (NOT TO SCALE)	11/4/05
	JONES TAVERN - 128 MAIN ST. ACTON, MA.	



<p>A 2</p>	<p>EAVES & RIDGE DETAILS</p>	<p>11/4/05</p>
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A 5

AXONOMETRIC VIEW SHOWING
ROOF SHINGLE STRAPPING

11/4/05

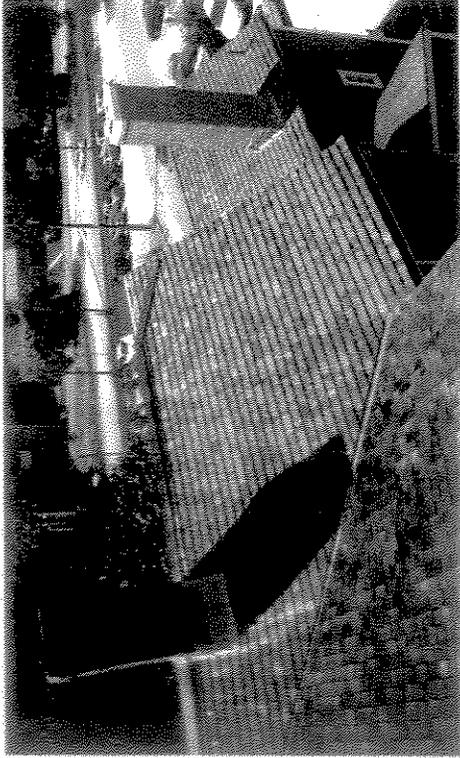
PHOTOGRAPHS OF EXISTING CONDITIONS

Roof photos

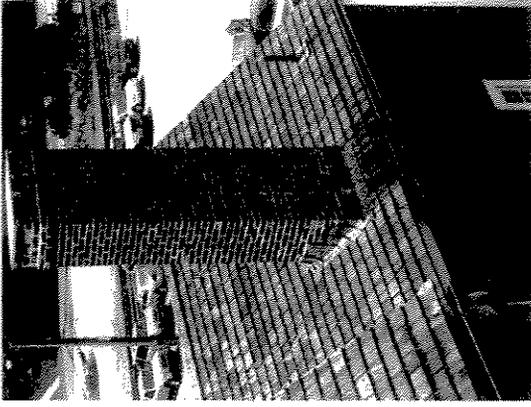
1. View southwest over roofs of ca. 1818, 1732-1750, and ca. 1845 sections. (Note missing ridge cap at west end of main roof)
2. Ca. 1845 section
3. Detail of typical shingle conditions
4. Detail of typical shingle conditions
5. Detail with broken shingle
6. Detail of west roof slope, ca. 1818 section

Gutter photos

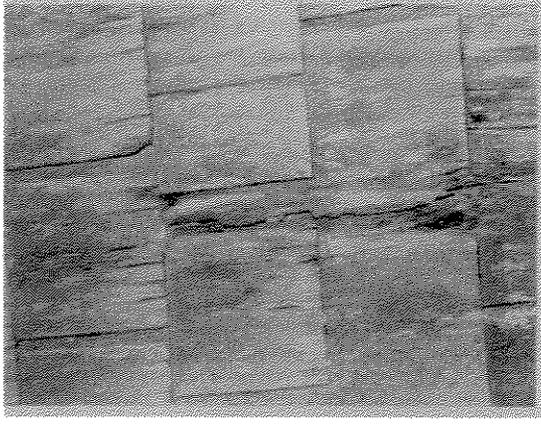
1. View looking east to tavern ell and end of 1732 house
2. View of gutters on tavern ell and ca. 1845 addition
3. View looking southeast, with gutters on rear walls of ca. 1818 and 1732 sections
4. Shifted gutter end with rusted connectors
5. South end of gutter along rear of ca. 1818 section
6. Typical gutter-downspout connection, with strap hangers
7. Typical gutter-downspout connection with strap hanger



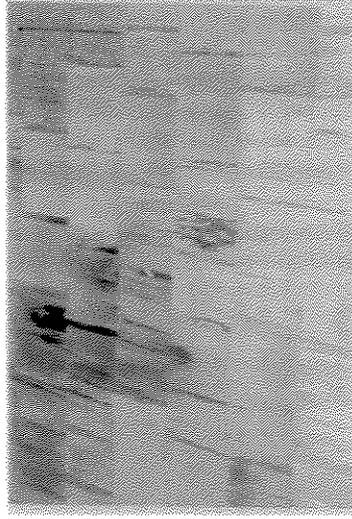
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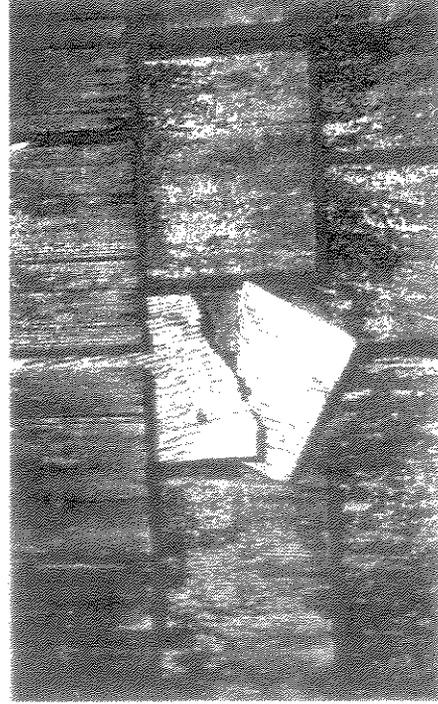
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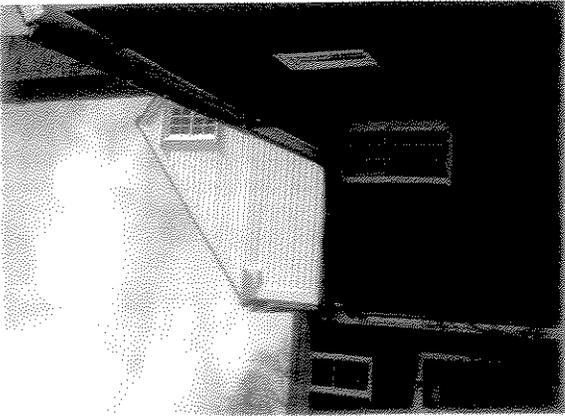
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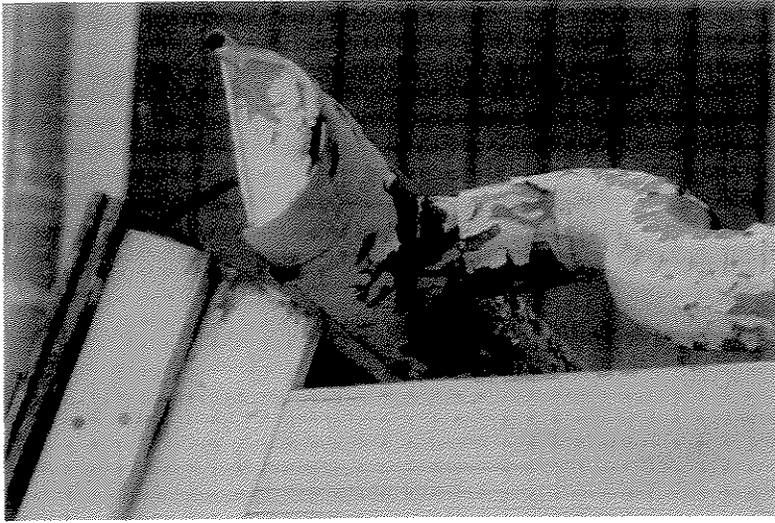
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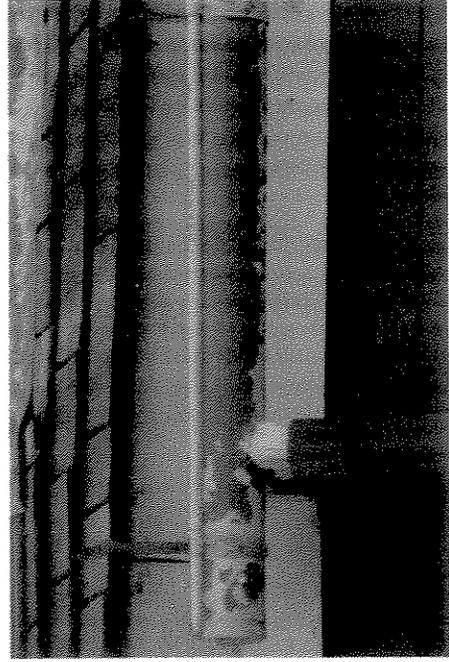
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4



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6



7

Landmark Services,



Renovation and Restoration

PROPOSAL

November 13, 2005

Larry Sorli
Jones Tavern
Acton, MA

Dear Larry,

I'm happy to submit this preliminary proposal for the re-roofing of the Jones Tavern.

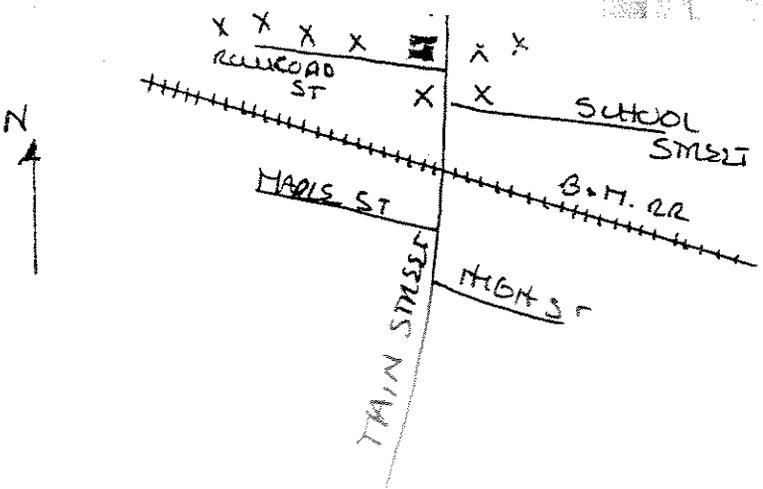
- Strip existing roofing
- Keep strapping intact
- Install approximately 25 square of red cedar roof shingles at 5" exposure
- Cap with 1x8 cedar boards
- Install approximately 58LF of copper half round gutter and 3" round downspouts
- Dispose of all debris

COST: The cost to complete the above workscope is \$49,000 including all labor, materials, overhead, and equipment.

Please let me know if you have any questions. Thanks very much.

Sincerely,

Mark Landry
President



AREA
F

FORM NO.
415

OWN ACTON
 ADDRESS 128 Main Street
 HISTORIC NAME Jones Tavern
 USE: Present institutional/educational
 Original residential/commercial

DESCRIPTION
 DATE 1732 / 1818
 SOURCE "Mill Corner"/Phalen/Nylander note
 STYLE Georgian/Federal
 ARCHITECT unknown
 EXTERIOR WALL FABRIC wood clapboard
 OUTBUILDINGS none
 MAJOR ALTERATIONS (with dates) none

Condition good
 Moved no Date n/a
 Acreage less than one acre
 Setting Northwest corner of Main and Railroad Sts., at commercial center of South Acton Village, among mid 19th c. commercial and residential properties
 Recorded by Gretchen G. Schuler
 Organization Acton Historical Commission
 Date Mar 1990

UTM REFERENCE _____
 USGS QUADRANGLE _____
 SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Listed on the National Register .

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

Atlas/Birdseye/Map: 1831, 1856, 1870, 1875, 1886, 1889, 1892.
Acton Historical Society, Jenks Library Files.
Nylander and Forbes, "Mill Corner", 1989.
Nylander, Robert, research notes, 1980s.
Phalen, History of Town of Acton, 1954.

INVENTORY FORM CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

ACTON

Form No:

F-415

Property Name:

128 Main Street

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

ARCHITECTURAL DESCRIPTION - 128 MAIN STREET

Jones Tavern is one of the best local examples of Federal architecture with its two traditional 5-bay, 2 1/2 story, center entrance facades. Built in several stages the building articulates the growth of the commercial center and displays two main facades, a 1-story side ell on the north side, and a large 3-story gable end rear ell projecting from the southwest corner of the dwelling. The Tavern rests on a granite foundation and retains wood clapboards. There are four massive chimneys; one at the ridge near the north gable end, one low on the west slope near the side ell, one centered on the ridge of the south facade, and one on the north slope of the rear ell.

The earliest part of the house is the 2-story, 5-bay facade facing Railroad Street. In 1750 the rear ell projecting from the southwest corner was added and in 1818 the Federal facade facing Main Street was added forming a hipped roof at the southeast corner and gable roof at the north end.

The Railroad Street facade has a center entrance of a bold 6-panelled door with oval lights in the top panels. The Federal door has tapered squared pilasters applied to a slightly projecting frame. The full entablature includes a molded architrave, wide frieze, and projecting cornice/lintel. Windows have 6/9 sash with slightly projecting plain frames. The second story windows abut the eave overhang. This original Georgian section of the house has a large center chimney. The Main Street facade is similar to the Railroad Street facade with same center entrance including door and surround, the same 6/9 windows and frames. There are two chimneys, neither of which is a center chimney. Both are near the north gable end, one at the ridge, and one well below on the west slope.

The side elevations and side ells do not conform with a traditional plan due to the stages in which the building evolved. The side ell projecting from the north gable end is sited at an angle. It has an early 20th century door and one 6/6 sash. Its gable end has a projecting cornice and returns indicating a later construction date than the rest of the building. There is one first story 6/6 window and one in the gable peak. All windows in the side ell have plain surrounds. In the north gable end of the main house there are three 6/9 windows at each floor and one 6/6 in the gable peak. The rear ell or side ell when viewing the Railroad Street facade is three stories due to the slope of the terrain. The gable end faces Main Street. In the gable end there is an entrance door and one second story 6/6 window. The side of the large rear ell facing Railroad Street has three stories with irregular fenestration. The raised basement or first level has a panelled door on the left end, a regular 6/6 window and a 6-light window near the right end. The next level, which is the first from the gable end and second from the long gable roof side, has a small 6/9 window and a very large 6/6 window. The third story or top level has two 6/6 windows. The gable end of the ell facing west has one 6/6 window at the basement level and one 6/9 window at the other two levels.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

ACTON

Form No:

F-415

Property Name: 128 Main Street

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

HISTORICAL STATEMENT - 128 MAIN STREET

South Acton, once part of the 1000-acre farm granted to Concord's Major Simon Willard, was sold to Ephraim and Samuel Jones and Jonathan Knight in 1701. The first fulling mill was established and throughout the 18th and 19th century there were active mill privileges on Fort pond Brook at Mill Corner where Main Street (once known as Maynard Road) and High, Maple, and School Streets intersect. South Acton was the first village center, preceding Acton Centre, which became the institutional center. With the advent of the Fitchburg Railroad in 1844 came the major growth of South Acton as an industrial village.

Mill Corner, later known as Exchange Square was the heart of the 18th century mill and commercial village and of the 19th century industrial railroad village. The intersection of the main north-south transportation route and School Street which was the most direct route to Concord from the early 1700s also had the railroad with depot, several mid 19th century commercial structures, and Stow Street which ended at Railroad Street before the overpass railroad bridge was built in 1906.

The first part of Jones Tavern was built in 1732 on land given to Samuel Jones Jr. by his father when he married. Samuel Jones was one of the first settlers of Acton who with his brother Ephraim established the first fulling mill at Fort Pond Brook. Jones owned a large amount of land and gave a substantial parcel to his son Samuel Jones, Jr. in 1732, three years before the town was incorporated. Jones, Jr. built the 5-bay, 2-story, gable roof part now facing Railroad Street. The house was sited to face south, a common tradition for First Period, Georgian and Federal houses. Former research and physical evidence indicates that the 1732 house was built with casement windows. In 1750 Samuel Jones, Jr. added a lean-to the west end of the house and opened a store and tavern, the first in Acton. The tavern was a gathering place during the Revolutionary War.

In 1818 Aaron Jones, son of Samuel Jr. and father of Elnathan, enlarged the house by adding a 2/3 house, forming the Main Street facade. In all likelihood it was at that time that the changes were made to the Railroad Street facade because the entry and windows are the same on both sides. The result was one of the best local examples of Federal architecture.

Samuel Jones, Jr.'s store continued with successive generations of Jones as proprietors including Samuel, Jr. (1707-1802), Aaron Jones (1754-1836), and Elnathan Jones (1795-1873). In 1845 Elnathan Jones turned the store over to his son-in-law, James Tuttle (1818-1898) who expanded the business with additional buildings and partners to eventually become Tuttle, Jones, & Wetherbee. This included Tuttle's brother-in-law Elnathan Jones, Jr. (1829-1904).

In the late 19th century Elnathan Jones Jr. established a dairy farm on the family farm. The superintendent lived here as well as boarders, most of whom were Tuttle, Jones, & Wetherbee employees.

Reduced by photography 1/4 1/8

Land in Acton

owned by
George Howard Reed

Surveyed by
Horace F. Tuttle C.E.

July 16, 1951.

Scale 20 feet = 1 inch

