

PROJECT APPLICATION FORM – 2010

Applicant: Town of Acton **Submission Date:** 11/9/09

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

Dean Charter – Municipal Properties Director
472 Main Street
Acton, MA 01720
dcharter@acton-ma.gov 978-264-9629

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: 468 Main Street window restoration and replacement

Project Location/Address: 468 Main Street

Amount Requested: \$ 22,000

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

This application requests the sum of \$22,000 for the rehabilitation and restoration of 17 windows and the replacement of 5 windows in the town owned property located at 468 Main Street (red 1913 bungalow on Main Street between Woodbury Lane and Newtown Road), now being used as town offices. This property is located in the Acton Center Historic District, and is on the Cultural Resources List.

The ground floor windows are in fairly good shape, but most were painted shut by previous owners, and there are many broken panes of glass. Many of the sash weight ropes are broken, and weather stripping is in poor shape or missing. Some of the windows have original wood storm windows, which would be restored, and replacements would be provided for missing storms, using "Spencerworks" wood storm windows, as were used in the West Acton Citizens' Library project. The windows on the second floor are not original, but were replacement casement windows (circa 1970?), which are in terrible shape, not functioning, and not historically appropriate. These windows would be entirely replaced.

If funds are approved, we would use public procurement to obtain bid prices for the work, and would hopefully proceed with the project in the summer of 2010. The attached quotes are from the vendors who have provided similar services at the West Acton Citizens' Library and other work at 468 Main Street. The quote for the window restoration was for only two windows, and I have extrapolated the full cost based on the condition of the remaining windows and the bidding climate. The town match for this project would involve the procurement process, construction supervision, waste removal, and repainting areas not covered under the window bids. I estimate the value of those in kind services at approximately \$3,000.

This project would complete work commenced after the town's acquisition of the property 2007. Since that time we have restored and improved the landscaping, painted the interior and exterior, put on a new roof, and fitted out the interior for town office use. What had been a somewhat dilapidated yard and house has now become an almost fully restored part of the town's physical infrastructure, and an asset to the Acton Center Historic District.

Estimated Date for Commencement of Project: June, 2010

Estimated Date for Completion of Project: June, 2011

CURRENT OWNER TOWN OF ACTON 472 MAIN ST ACTON, MA 01720 Additional Owners:	UTILITIES 2 Public Water 6 Septic	STRT./ROAD 1 Paved 2 Suburban	LOCATION 2 Suburban	CURRENT ASSESSMENT Code 9030 146,200 9030 329,600 9030 5,000	Assessed Value 146,200 329,600 5,000	201 ACTON, MA
SUPPLEMENTAL DATA Other ID: 000FSA 00028 00000 Osc Perm Photo Ward Prec Sew Zone GIS ID:			ASSOC PID# SBU Hist Dist C BStat P.Plan# Lot#	VISION		

RECORD OF OWNERSHIP		BK-VOL/VAGE	SALE DATE	U/W	SALE PRICE	V.C.
TOWN OF ACTON	49500/334	05/25/2007	U	I	545,000	1E
DEEKS HENRY	27302/0455	05/16/1997	U	I	245,000	1A
CARROLL PATRICIA A	21290/0351	07/16/1991	Q	I	0	00
MERRICK ROLLIE B III	15466/ 511	03/02/1984				
Total:						

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
Total:							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD		STREET INDEX NAME	TRACING	BATCH
NBHDX SUB	NBHDX NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

BUILDING PERMIT RECORD		Description	Type	Issue Date	Permit ID	Amount	Insp. Date	% Comp.	Date Comp.	Comments
22407	RE	Remodel	RE	07/08/2009	21180	19,000		0		REMODEL FIRST FL I
21180	AD	Addition	AD	07/05/2007		5,500		0		NEW DECK

LAND LINE VALUATION SECTION		Zone	D	Frontage	Depth	Units	Unit Price	Acres	S.A.	Disc	Factor	C	ST	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	903R MUNICIPAL MDL-01	R-2	603			43,130 SF	4.90	1.15	5	1.0000	1.00			0.00			5.64	243,300
1	903R MUNICIPAL MDL-01	R2				150,000 SF	500.00	1.15	0	1.0000	1.00			0.00			575.00	86,300
Total Card Land Units: 43,130 SF Parcel Total Land Area: 43,130 SF																		
Total Land Value: 329,600																		

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 145,000
 Appraised XF (B) Value (Bldg) 1,200
 Appraised OB (L) Value (Bldg) 5,000
 Appraised Land Value (Bldg) 329,600
 Special Land Value 0
 Total Appraised Parcel Value 480,800
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 480,800

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd	Purpose/Result
2/15/2006			DP	01	Measur+IVisit
9/5/2000			SS	01	Measur+IVisit
4/16/1997			PW	02	Measur+VVisit - Info Car
2/8/1988			DM	00	Measur+Listed

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
B	99

Town ACTON

Address 468 Main Street

Historic Name Roger Croft

Use: Present single family residential

Original single family residential

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

DESCRIPTION

Date 1913

Source AHS photos / Phalen

Style Bungalow

Architect unknown

Exterior Wall Fabric wood clapboard

Outbuildings gable front 2-car garage with saltbox or lean-to roof on one side

Major Alterations (with dates) dormers

Condition good

Moved no Date n/a

Acreage .99 acre

Setting North side of Main between Newtowne Rd. and Woodbury Lane - at center of village opposite Common and next to Town Hall with 19th century dwellings surrounding

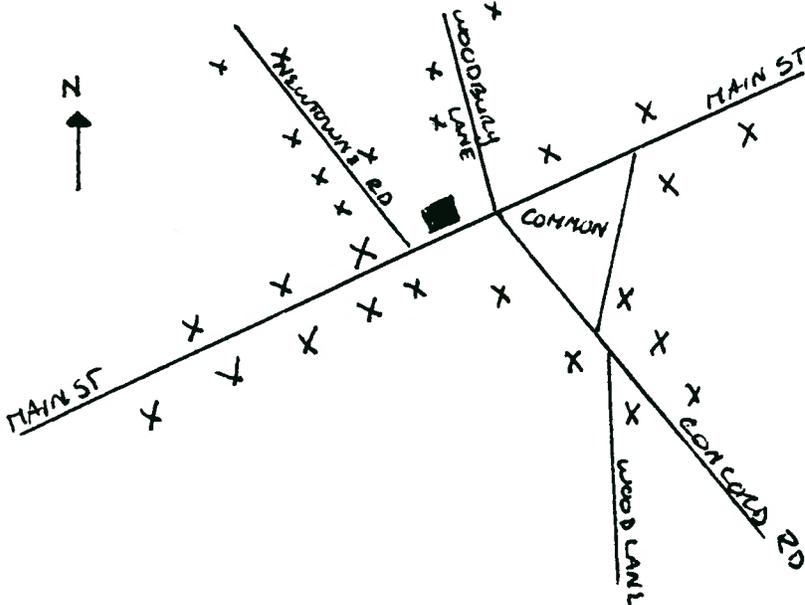
Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

Sketch Map: Draw 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-28



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

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.

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.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Phalen, History of the Town of Acton, 1954.
National Register Nomination, MHC, 1983.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-99
Property Name: 468 Main St.	

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

ARCHITECTURAL DESCRIPTION - 468 MAIN STREET

One of the only Bungalow Style houses in Acton Centre and the best local representation of the style, this 1 1/2 story hipped roof dwelling rests on a rubblestone foundation and is clad in with wood clapboards. The asphalt shingled roof has a wide sweep to it with an extended overhang and exposed rafter ends on all sides. Piercing the roof is one large rubblestone exterior wall chimney, shed roof dormers on each side and the rear elevation and a central gable dormer on the main facade. Other architectural trim found on all sides of the house include the plain corner boards and a water table.

Although situated on a corner the house is near the middle of the lot and is oriented to Main Street. The 3-bay facade has a center entrance with multi-light storm door flanked by narrow 4/1 windows in plain frames that are flush with the entrance surround. A flat-roof porch projects at the entrance and is supported by tapered plain columns with square caps and bases and a plain stick like balustrade. The porch foundation is also rubblestone and was no doubt part of the original design. The end bays have 8/2 sash set in plain frames. The central gable has a three-part casement window with one lintel and sill.

On the west side the rubblestone chimney is wide and tapers above the roof overhang through which it rises. There are three 8/2 sash and a shed roof dormer with a three-part casement similar to the central gable dormer. The east side is similar to the west side without the chimney. From Woodbury Lane one can see the gable roof rear ell with shed roof dormer and deck.

The gable-front clapboard garage has a saltbox roof line. There are two garage doors.

HISTORICAL STATEMENT - 468 MAIN STREET (continued)

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.

The bungalow built for Roger Crofts in 1913 is located at the site of one of the most pretentious houses of Acton which had been built in ca. 1812 by Dr. Peter Goodknow and was best known as the mansion of the Hon. Stephens Hayward. It burned in 1912 and the bungalow was built soon thereafter. The bungalow is important for its architecture demonstrative of the tastes of the time.

Staple to Inventory form at bottom

Fred's Construction Services

2 Fairfield Street
 Maynard, MA 01754

Estimate

Date	Estimate #
10/2/2009	237

Name / Address
Town Of Acton 472 Main Street Acton Ma 01720

Terms	Project
Due on receipt	Historic window replacement

Description	Total
Estimate includes removal of old windows and installing new true divided light windows,interior and exterior casing Estimate does not include trash removal and painting Double Windows true divided light one single window Exteroir casing Materials for job flashing and tape Insulation Interior Finish Lumber Framing Labor	5,060.00 577.50 192.50 110.00 110.00 192.50 1,237.50
Quote good for 30 Days from estimate date	

If you have any questions call me @ 508 527-9850. Thank You!	Total \$7,480.00
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E-mail
Fred.nwd@verizon.net

Signature _____

HEARTWOOD BUILDING & RESTORATION



26 Forget Road, Hawley, MA 01339

JADE MORTIMER • (413) 339-4298 (PHONE & FAX)

"Heartwood is the most valuable part of the log for the conversion into timber for the woodworker."

September 8, 2009

Dean Charter
Acton Town Hall
472 Main Street
Acton, MA 01720
978-264-9652

~ PROPOSAL ~

Project: 468 Main Street Window Restoration/Storm Windows

This proposal reflects conditions found during a site visit on September 4, 2009. The two sash pair flanking the front entrance are in relatively good condition considering their age; this is, in large part, due to the protection offered by the porch roof overhang. A large glass pane in the window to the right of the door is broken.

Restoration Process:

- Number and remove sash for transport to Heartwood's shop
- Remove all hardware, glass and paint finishes from sash
- Repair and/or replace damaged wood components
- Minor dings and dents and other signs of age will be left as is. Larger voids and/or cracks in wood will be filled and/or repaired
- Sand and prep wood surfaces and clean glass
- Mill new mahogany parting beads
- Apply one coat of protective conditioner to wood
- Apply one coat of oil primer
- Install glass. This proposal reflects tempered glass replacement as per request
- Apply two coats of finish paint
- Transport and reinstall sash, new parting beads and rope
- Proposal reflects work to be done on sash only.

Pricing:

2	27"x 58" 4 over 1 double hung sash/each	\$1,175	\$2,350
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Storm Windows

Purchase and install SpencerWorks All-Season Storm windows. Storm windows are wooden and include two glass panels and one screen panel and are hung with traditional hardware. .

2	All-season storms, installed/each	\$ 700	\$1,400
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Any necessary work to be furnished above and beyond the scope of this proposal will be completed and charged out at \$65 per hour.

Above pricing includes materials, labor, transportation, Heartwood's current liability insurance.