



CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION	
TOWN OF ACTON							
472 MAIN STREET							
ACTON, MA 01720							
Additional Owners:							

SUPPLEMENTAL DATA	
Other ID: 000F3A 00022 00001	
Occ Perm: SBU	
Photo: Hist Dist C	
Ward: P.Plan# 999 ENG FILE	
Prec: Lot# ACTON TOWN COMM	
Sew Zone: ASSOC PID#	
GIS ID:	

RECORD OF OWNERSHIP		BR-VOL/PAGE		SALE DATE		V.C.	
TOWN OF ACTON		00000					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

ASSESSING NEIGHBORHOOD	
NBHD: SUB	TRACING
0001/A	BATCH

NOTES	
ACTON TOWN HALL	

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
21814	07/09/2008	FU	
20396	05/23/2006	NI	
17387	03/15/2001		
17042	07/25/2000		

LAND LINE VALUATION SECTION									
B Use #	Description	Zone	D	Frontage	Depth	Units	Price	Unit	
1	9030 MUNICIPAL MDL-94	R-2	2			80,000 SF	2.84		
1	9030 MUNICIPAL MDL-94	00R 2				3.60 AC	10,000.00		
								Total Card Land Units: 5.44 AC	
								Parcel Total Land Area: 236,816 SF	
								Total Land Value: 303,000	

CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Description	Code	Yr.	Code
EXEMPT	9030	1,840,700	9030
EXM LAND	9030	303,000	9030
EXEMPT	9030	25,000	9030
		Total: 2,168,700	

201  
ACTON, MA

VISION

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 1,825,200  
 Appraised XF (B) Value (Bldg) 15,500  
 Appraised OB (L) Value (Bldg) 25,000  
 Appraised Land Value (Bldg) 303,000  
 Special Land Value 0  
 Total Appraised Parcel Value 2,168,700  
 Valuation Method: C  
 Adjustment: 0

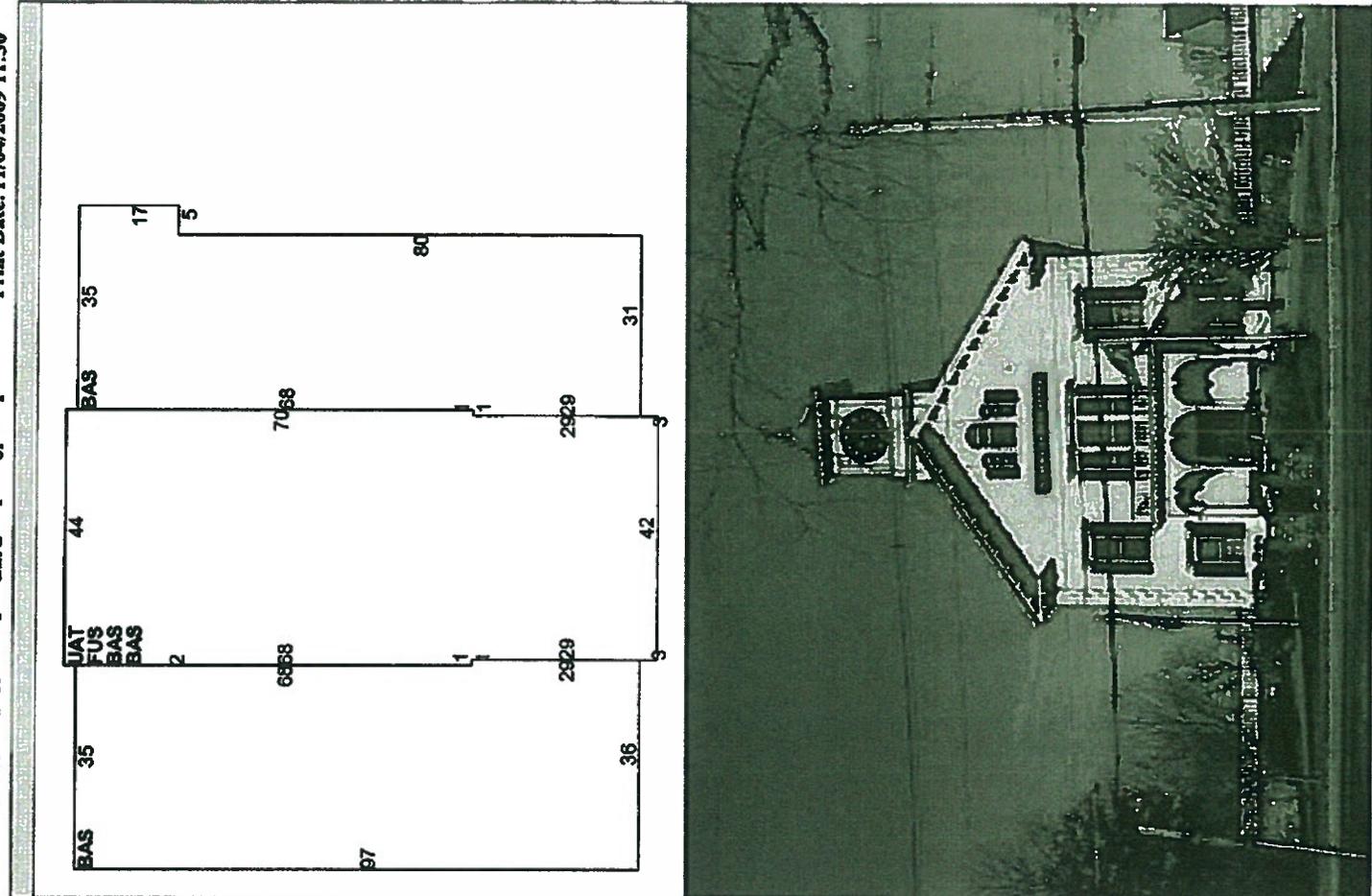
Net Total Appraised Parcel Value 2,168,700

RES OPENINGS FOR V ROOF

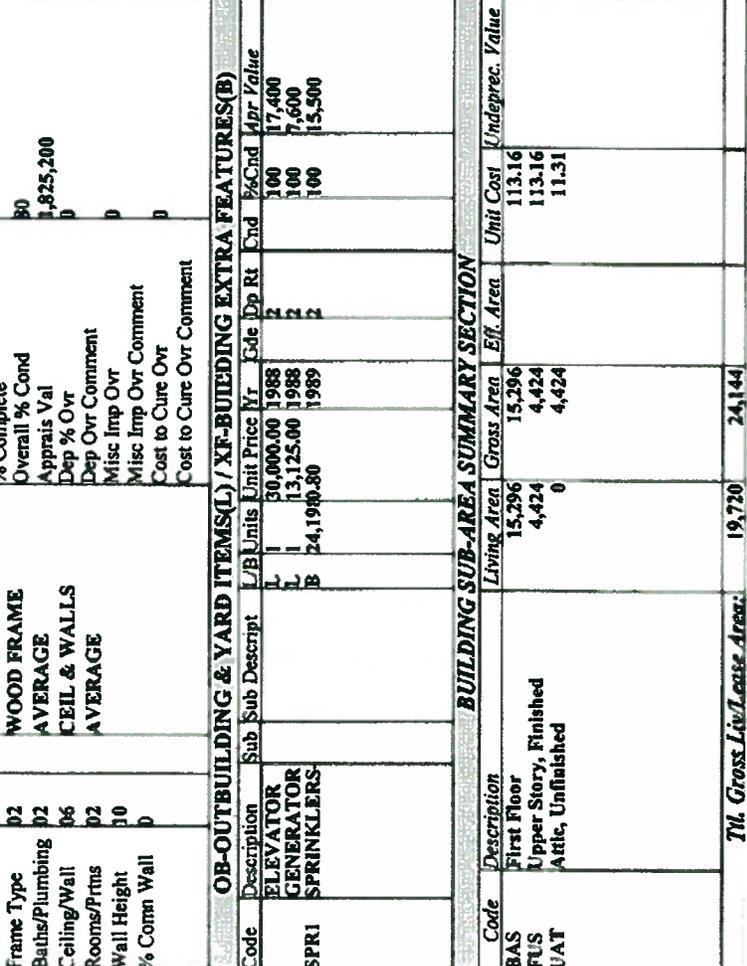
Notes- Adj

Special Pricing

Adj. Unit Price 3.27  
 11,500.00  
 41,400



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	58		City/Town Hall
Model	94		Commercial
Grade	06		Excellent
Stories	2		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2	03		Gable/Hip
Roof Structure	11		Slate
Roof Cover	03		Plastered
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2	06		Inlaid Sht Gds
Interior Floor 1	14		Carpet
Interior Floor 2	02		Oil
Heating Fuel	05		Hot Water
Heating Type	03		Central
AC Type			
Bldg Use	9030		MUNICIPAL MDL-94
Total Rooms	00		
Total Bedrms	4		
Total Baths			
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtms	02		AVERAGE
Wall Height	10		
% Conn Wall	0		
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>			
Code	Description	Sub	Unit Price
ELEVATOR	L	1	30,000.00
GENERATOR	L	1	13,125.00
SPRINKLERS	B	24,190.80	1989
<b>BUILDING SUB-AREA SUMMARY SECTION</b>			
Code	Description	Living Area	Gross Area
BAS	First Floor	15,296	15,296
FUS	Upper Story, Finished	4,424	4,424
UAT	Attic, Unfinished	0	4,424
		<b>Ttl. Gross Liv. Lease Area:</b>	<b>19,720</b>



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA	FORM NO.
B	97

Town ACTON

Address 482 Main Street

Historic Name Acton Town Hall

Use: Present public institutional

Original public institutional

DESCRIPTION

Date 1862

Source Phalen / marker

Style Italianate

Architect unknown

Exterior Wall Fabric wood clapboard

Outbuildings none

Major Alterations (with dates) major

addition 1987-1988

Condition good

Moved no Date n/a

Acreage less than one acre

Setting At Town center - opposite Common

among 19th century dwellings and other civic

buildings. Well established setting large

parking area behind building

Recorded by Gretchen G. Schuler

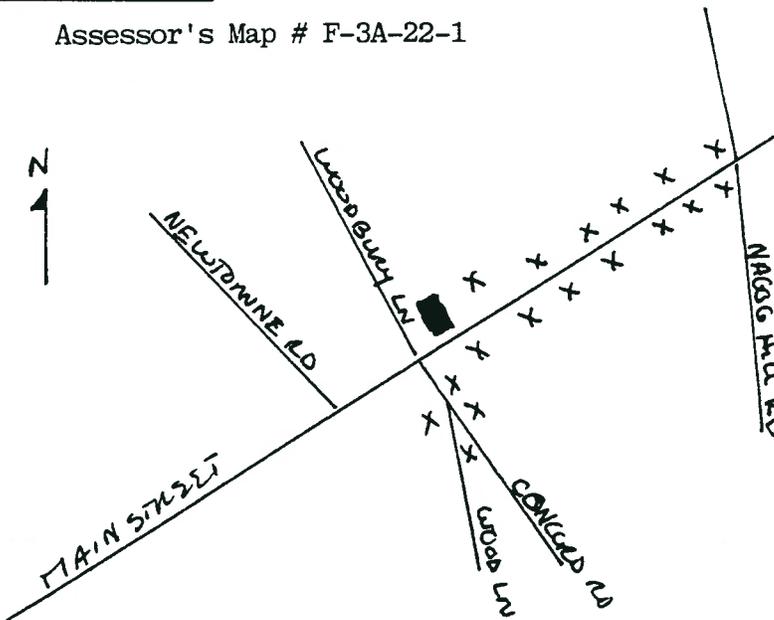
Organization Acton Historical Commission

Date March 1990

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

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-22-1



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**

- Atlas/Map: 1870, 1875, 1889.
- Fletcher, Acton In History, 1890.
- Phalen, History of the Town of Acton, 1954.
- National Register Nomination, MHC, 1983.
- Notebooks, Acton Library.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

ACTON

Form No:

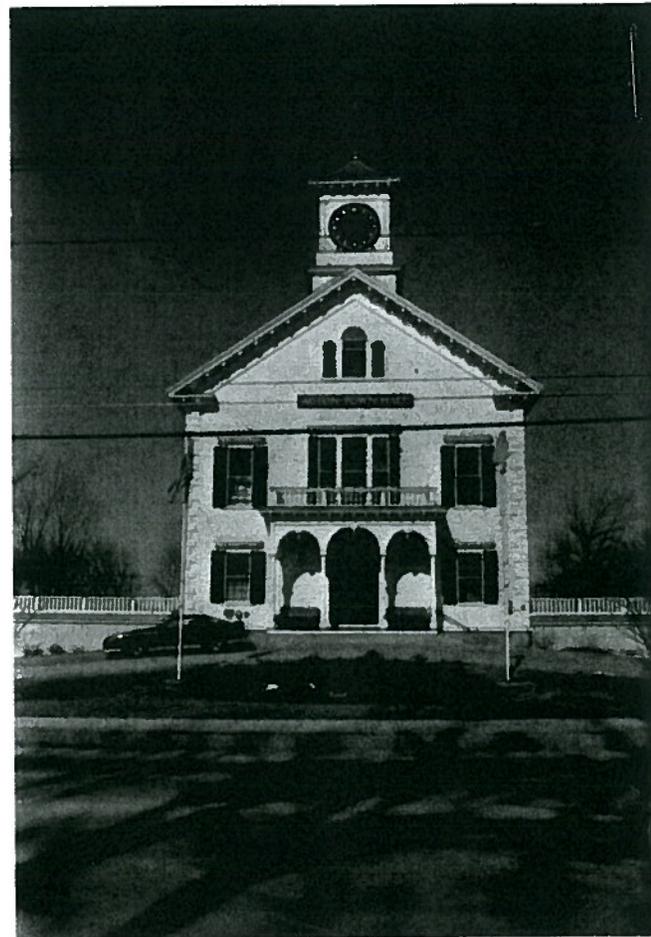
B-97

Property Name: 402 Main St

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



Town Hall  
Main facade  
looking southeast



Main facade  
looking from  
Common



Rear elevation

Staple to Inventory form at bottom



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: ACTON	Form No: B-97
Property Name: 482 Main Street	

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

ARCHITECTURAL DESCRIPTION - 482 MAIN STREET

The Italianate 2 1/2 story gable front Town Hall, located opposite the Common at the core of Acton Centre, has a 3-bay main facade, a decorative entrance porch, and a two stage cupola at the gable peak. The main block is six bays deep and do has a 3 1/2 story gable end rear ell, 4-bays deep built into the slope of the ground and fitted into the gable end of the main block. There are flanking 1-story ells which run the length of both blocks. From Main Street the dressed granite walls of the flanking ells are low and appear to be open porches or terraces with a plain balustrade trimming the front edge. Due to the landscaping and the slope of the ground the rear ell and flanking side ells are not intrusive upon the architecture of the Town Hall viewed from Main Street. The size of them is evident from the parking lot at the rear of the building. The Town Hall is constructed on a granite block foundation and has clapboard siding. The trim that is carried throughout the main block includes a molded ovolo watertable, corner blocks or quoins, and a raking cornice and eave overhang supported by simple brackets.

The 3-bay main facade has characteristic Italianate details including a bracketed raking molded cornice and returns, and a dominant central bay of a Palladian-Style window with three roundheaded sash, the center of 6/6 flanked by 4/4 sash. in the gable peak, a 3-part window with similar sash configuration and with narrow shutters at the second story, and a double leaf entrance door with an accentuated frieze and a projecting lintel with paired brackets extending from the flanking pilaster caps. This first story central bay is marked by the 3-part open entrance porch over which there is a balustraded balcony. The three arches of the entrance porch have keystone blocks and round drop finials centered at each arch, of which the center is slightly taller or deeper than the flanking and side arches. These arches spring from chamfered columns with lambs tongue stops, square molded bases and caps. Each arch is outlined with a beaded ridged molding. Three wide steps of dressed granite lead to the open decorative porch. The first and second story flanking bays have 6/6 sash, projecting bracketed lintels and wood louvered shutters. Above the second story central bay in line with the cornice returns is a signboard reading "Acton Town Hall".

The cupola is a prominent feature of the main facade and rests on the gable peak. The two staged square tower has flush board siding, a boxed closed cornice outlining the top of the base or first stage, corner pilasters with roundheaded recessed panels, and a bracketed raking cornice. The concave pyramidal top is surmounted by a weathervane. Each of the side panels of the second or main stage has a clock face.

Each long side of the main block has six bays up and down, each with 6/6 sash, projecting bracketed lintels and shutters. The rear ell is four bays deep and has 6/6 windows with narrow plain frames and no shutters. Two stories of the 3-story sides are visible. The bottom level, or raised basement, is covered by the 1-story flanking side ells which display dressed granite block walls topped by the plain balustrades at the front of the building, granite walls punctuated by two small 6/6 windows, behind which there are ten bays of 6/6 sash with projecting lintels, set in flush board siding.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: ACTON	Form No: B-97
Property Name: 482 Main Street	

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

ARCHITECTURAL DESCRIPTION (continued)

The rear elevation, with gable end facing the parking lot has a plain molded cornice with narrow returns and narrow cornerposts. The five bay side has a central bay with recessed entrance with modern double fire doors and transom, and two flanking 6/6 windows at the raised basement or ground level. Identical first and second story fenestration includes a 3-part central bay of three identical 6/6 sash and two 6/6 windows on each side of the central bay. A signboard flanked by flagpoles is between the central bays of the first and second story. A third story has two round oculi windows with spoke wheel mullions. In the gable peak is a plain 6/6 window.

HISTORICAL STATEMENT

The 1863 Italianate Town Hall is located on the site of the Second Meeting House which had been built at the core of Acton Centre in 1806 and burned in 1862. The First Meeting House, where town business and worship were conducted, was located at Meeting House Hill, 510 Main Street. The devastating fire that took the second meeting house which had recently been taken over by the town, was lost in a fire that devastated the center including Jonathan Fletcher's shoe factory, a hotel, store, and tailor shop. Immediately a committee to build a new town hall was established and included Daniel Wetherbee, David Handley, Samuel Hosmer, Adelbert Mead, James Tuttle, and Cyrus Fletcher. Although the first vote of their recommendations was negative, before the end of 1862 town meeting had reversed its stand and voted to build a new town hall at the site of the burned second meeting house.

The Town Hall had a lower hall which was the armory for Davis Guards. The construction of the town hall restored the sense of a center and Fletcher rebuilt his shoe factory at the same time that John E. Cutter rebuilt the hotel, known as the Monument House, situated on the southeast corner of the Common. Both burned again in 1893, a fire which did not cross Main Street to harm the Italianate Town Hall.

The Town Hall was substantially remodelled and the additions were constructed to ensure continued use by the town offices. Architect, Robert Neilly was responsible for the rehabilitation and new design in 1987-1988.

Staple to Inventory form at bottom

# 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."

August 19, 2009

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

## ~PROPOSAL~

Project: Town Hall Window Restoration and Storm Windows

A visit was made to the town hall to inspect the windows on Monday, July 21, 2008 with Dean Charter. This proposal reflects conditions found during that time. There are six different sized windows and several arrangements. The sash are in fair to good condition considering their age, and exhibit failed paint and putty. Some sash will require wood joint and/or muntin repair or replacement. All but two openings are of a double hung configuration with a rope and pulley balance system. The existing hardware is not original to the window. All sash will benefit from a full restoration.

### Restoration Process:

- Number, remove and transport sash, pulleys and stops to Heartwood's shop
- Remove all hardware, glass and paint finishes from sash and stops to bare wood
- Repair and/or replace damaged wood components (some sash will require splicing or replacement of entire members)
- Sand and prep surfaces and clean glass
- Supply new mahogany parting beads
- Apply oil conditioner to all wood surfaces
- Reinstall glass with oil based putty. This proposal reflects flat glass replacement of broken panes unless otherwise specified.
- Apply one coat of oil based primer
- Apply two coats of oil based finish paint
- Transport and install sash, parting beads, stops, hardware, weather stripping and new rope
- This proposal reflects work to be done on the sash and stops only. Sill, trim and jamb to be scraped and painted by others.

Window Descriptions:

12	40" x 96"	6 over 6	Double hung
14	40" x 76"	6 over 6	Double hung
1	40" x 108"	6 over 6	Double hung
2	28" x 108"	4 over 4	2 sash, no balance system
1	40" x 80"	4 over 6 over 6	Double hung w/ round top transom
2	22" x 60"	4 over 4	Round top double hung

Pricing:

12	6 over 6	Double hung/each	\$ 2,235	\$ 26,820
14	6 over 6	Double hung/each	2,070	28,980
1	6 over 6	Double hung		2,450
2	4 over 4	Double fixed/each	1,585	3,170
1	4/6/6	Round top		2,095
2	4 over 4	Round top	1,285	<u>2,570</u>
			<b>TOTAL</b>	<b>\$ 66,085</b>

Cost of newly manufactured mouth blown glass is \$20 per square foot plus shipping.  
Above pricing includes flat glass replacement.

Storm Windows:

Purchase and install SpencerWorks All-Season Storm windows. Storm windows include two glass panels and one screen panel. Rectangle configurations will be hung using traditional hanging hardware to allow for removal and reinstallation. Round top panels to be hung with side application hardware. One coat of factory applied Fine Paints of Europe primer and finish paint is included. Price includes one week rental of boom lift for installation.

32	All-season storms, installed	<b>TOTAL</b>	<b>\$ 33,180</b>
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