



Acton Congregational Church

12 Concord Road, Acton MA 01720
978-263-2728

November 16, 2015

Community Preservation Committee
c/o Planning Department
Acton Town Hall
472 Main Street
Acton, MA 01720
cpc@acton-ma.gov

Dear Community Preservation Committee,

Attached are two applications for CPA funds. The first is for a Master Plan for the three historic properties that ACC owns. The second is for the approximately 120-year-old stained glass windows that need attention in the short term in order to prevent further damage. The Master Plan will be used not only for further CPC applications, but also to apply for other local, state and federal funding.

Our applications are for funding to preserve historically significant properties. The members of the Acton Congregational Church (ACC) have been faithful stewards of these historic properties and others over the years. We know that the current congregation is "just passing through" relative to the long life of these properties, and to continue to practically maintain them we feel we need your help.

The history of the contribution of the church is documented here, as is the value to the community today. The church has been at the center of all of Acton's activities since its inception, and its existence was, in fact, necessary for Acton to be established. It has been at the center of Acton ever since. Being located in the Historic District is both gratifying and challenging.

As you may know, mainstream churches have not been growing for years, and the financial strain is significant. ACC has weathered the storm better than many churches, but the reality is that we have had to cut programs and personnel. The cuts can further exacerbate the financial problem by not offering the congregation what draws them to their church. With that in mind, the long list of maintenance and capital improvement projects get delayed before we cut programs, but there are many things that we've had to fix.

In the last year or two, we have addressed many failing systems. We replaced the steps at the Concord Road entrance because they were broken and unsafe. We replaced them with granite to preserve the historic look and feel, while ensuring that they would not need significant maintenance any time soon.

In 2015 we replaced two roofs on the church, and the old boiler in the Abner Hosmer house. The last winter was not kind to us, as we had extensive damage throughout the church, due to ice dams. When visiting the HDC for the approval of the roofs, they asked why we are not addressing the envelope issues with insulation, and they said they would support a CPC application to address the issues that jeopardize the structure.

With all of these reasons, we feel that we need your help. Thank you so much for considering these applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Clough". The signature is written in a cursive, slightly slanted style.

Dave Clough
Chairman, Board of Trustees
Acton Congregational Church

cc: Trudy Khosla, Church Administrator



**Master Plan for Historic Preservation of the Evangelical Church,
John Fletcher House and Abner Hosmer House**

Submitted to the Acton Community Preservation Committee
by Acton Congregational Church
November 16, 2015

PROJECT APPLICATION FORM – 2016

Due Date: November 16, 2015

Applicant: Acton Congregational Church **Submission Date:** November 16, 2015

Applicant's Address:

12 Concord Road

Acton, MA 01720

Phone Number: 978-263-2728

E-mail: trudy@actonc.org

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: ACC Master Plan

Project Location/Address: 12 Concord Road, Acton

Amount Requested: \$49,500

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

ACC maintains three buildings in the Historic District in Acton Center, all on the National Register, located at 12 Concord Road, 8 Concord Road, and 20 Concord Road. The Fletcher House, Hosmer House and the Evangelical Church (now ACC) all date back to the mid-1800's, and each shows the signs of 170+ years of wear.

In the sanctuary building, this is evident in the bell tower, stained glass windows, and the exterior building envelope (windows, doors, siding, and roof). Insufficient building insulation and leaky roofs and walls have caused extensive ceiling and wall damage over a number of years. These conditions will continue to threaten extensive damage to the interior of the building until they are corrected.

The Fletcher House and Hosmer House have long been in need of upgrades and repairs to maintain a safe and comfortable living space for the modern day. In particular, building envelope issues, such as air-tight windows, leak-free roof and siding, and proper insulation are concerns for the preservation of these houses. Old knob-and-tube wiring, heating, plumbing and fire codes issues are also concerns for the safety of these buildings and their residents.

As part of the effort to restore and protect these historic buildings, ACC proposes to hire an architectural consultant to thoroughly investigate each of the 3 historic buildings to identify all the needs of each building in order to protect and preserve these historic assets for future generations.

The result of this effort will be a Master Plan detailing the work required to bring the buildings up to an acceptable level of safety and preservation. The Master Plan will identify, itemize and prioritize the work to be done, so that ACC can begin to address the needs of these assets in an efficient and logical way.

Total cost of the project is \$55,000. ACC is requesting a grant of \$49,500, with the balance to be paid by ACC (10% of the total cost).

Estimated Date for Commencement of Project: September 2016

Estimated Date for Completion of Project: December 2016

Introduction

Acton Congregational Church (ACC) has a long history at the center of Acton, tracing its roots back to the early days of the formation of the Town, and its heritage to the great events in Acton's history. Today, ACC is located in the Town Centre Historic District and owns and maintains three buildings dating back to the mid-1800's and listed on the National Historic Register. As an integral part of the Town, ACC recognizes the special responsibility to maintain and preserve the historic assets on our church campus for the benefit of future generations. ACC is embarking on an effort to restore the full beauty of our historic assets, and bring the building infrastructure up to present-day codes so that the buildings can be used and enjoyed by many more generations to come. The first step in this process is to fully assess the state of the historic assets, and the needs and potential uses for these historic buildings. This Master Plan for the ACC buildings will help guide the efficient use of funds and help with prioritization of the work to be done as part of the restoration project.

Site Location and History

ACC maintains three buildings in the Historic District in Acton Center, all on the National Register, located at 12 Concord Road, 8 Concord Road, and 20 Concord Road. All 3 buildings are wholly owned and maintained by ACC. The main Church building, at 12 Concord Road, dates back to 1846, and was built on the site of the first church building of the Evangelical Church. It followed the first meeting house of First Parish that was at the intersection of Nagog and Main Streets, and the second larger meeting house where the Town Hall now stands. While at the second meeting house, the Evangelicals split off from the more Unitarian-leaning side of First Parish, and built a chapel where now stands the Acton Women's Club building. The Church later moved to the present site at 12 Concord Road circa 1833. This first church for the Evangelicals was re-built on the same site in 1846, and became one of the few to survive the great fire of 1862, that destroyed much of the Town Centre. The church was renovated in 1898, when the steeple was moved from the traditional top center to a corner of the building, the interior was reconfigured, and stained glass windows were added. (The cover picture of this proposal was taken after these changes.) The building has had two other major additions through the years, with the most recent one adding a modern kitchen, offices and classrooms in an extension behind the original building. These rooms are used throughout the week by a local daycare center and many other community groups, such as the Town of Acton Safety Net Committee, Al Anon, Overeaters Anonymous, After School Tutoring Program, Youth Theater Production groups, Boy Scouts, yoga and wellness classes, Pastoral Mentoring and Communities of Practice meetings, Acton Garden Club speaker events, United Way speaker events, and Parent-to-Parent support groups and forums. In addition, this



extra space has afforded ACC the opportunity to open space in the original church building to house an all-volunteer-organized Cornerstone Thrift Shop that serves the community with affordable basic needs of clothing and household items. The thrift shop has also been identified by the Acton Police Department and the Town's Community Resource Coordinator as a partner for critical need situations and families requiring assistance free of charge.

The houses to either side of the main church building, at 8 and 20 Concord Road, were built circa 1855 and 1846, and served as private residences. The John Fletcher House (8 Concord Road) was originally a cobbler shop which did very well, leading to the construction of the Shoe and Boot factory. The cobbler shop was replaced by a house when the factory opened. In the 1800's, both houses likely housed workers at the factory, which was located directly across Concord Road in what is now the space between the fire station and Main Street and part of the current Concord Road spur across from Newtown Road. The factory burned down in the great fire of 1862, was re-built, and later burned down again in 1893. The houses, along with the Evangelical Church, survived both these fires.



20 Concord Road was built in 1846 by Abner Hosmer, who was a housewright by trade. It was not originally owned by a Fletcher, but the Fletcher family acquired it and lived in it in the late 1800s. It has been the home of other prominent families over the years.



ACC acquired the Fletcher House in the early 1970's from Mrs. Bean, to house an associate minister and his wife, and it underwent extensive interior renovation at that time. The Hosmer House was acquired by the church in the 1990's from Mrs. Walker to add parking on-site and to allow for the building expansion.

Currently the church is renting both historic houses to local families.

The Fletcher family was important to the town of Acton, and John Fletcher was always trying to improve Acton Center. The Fletcher homestead was a centerpiece, standing where the current library now stands. The Second Meeting House was built next door, and it is believed that the Fletcher homestead also burned in the great fire. While the Second Meeting House was rebuilt, the homestead was not. The library was built with the generous donation of Mr. Wilde in the late 1800's. Mr. Wilde also donated the most prominent stained glass window in ACC, which is visible from Concord Road. It is a double window which depicts Jesus and a kneeling woman.

The Fletchers were also members of the Davis Guards, named after Isaac Davis. The Davis Guards were the Acton Militia which marched to Lowell to join others heeding the Call of President Lincoln to guard

the White House at the start of the Civil War. It has been written that the Davis Guards gathered at the Davis Monument for a blessing from Rev. Woodbury before they went on to Lowell.

Reverend Woodbury, the senior minister of the Evangelical Church, later petitioned the Massachusetts legislature in 1850, to grant money to Acton to build the Davis Monument. As a result of his impassioned speech before the Legislature, the state granted a sum of \$2000, which was matched with \$500 by the townspeople of Acton to erect the monument the following year.

Condition of the Site

The Fletcher House, Hosmer House and the Evangelical Church (now ACC) show the signs of 170+ years of wear. In the sanctuary building, this is evident in the bell tower, stained glass windows, and the exterior building envelope (windows, doors, siding, and roof). Insufficient building insulation and leaky roofs and walls have caused extensive ceiling and wall damage over a number of years. These conditions will continue to threaten extensive damage to the interior of the building until they are corrected. The following pictures depict some of these building conditions and recent damage as a result of the building envelope issues.



Classroom ceiling damaged from water infiltration



Narthex ceiling damage from water infiltration



Nursery Room ceiling damage from water infiltration



Pantry ceiling damage from water infiltration

In addition to alleviating the water damage issues, addressing the building envelope problems of the church will provide a more comfortable and energy efficient building for future use.

The Fletcher House and Hosmer House have long been in need of upgrades and repairs to maintain a safe and comfortable living space for the modern day. In particular, building envelope issues, such as air-tight windows, leak-free roof and siding, and proper insulation are concerns for the preservation of these houses. Old knob-and-tube wiring, heating, plumbing and fire code issues are also concerns for the safety of these buildings and their residents.

The following pictures provide some indication of the extent of the building issues with these properties.



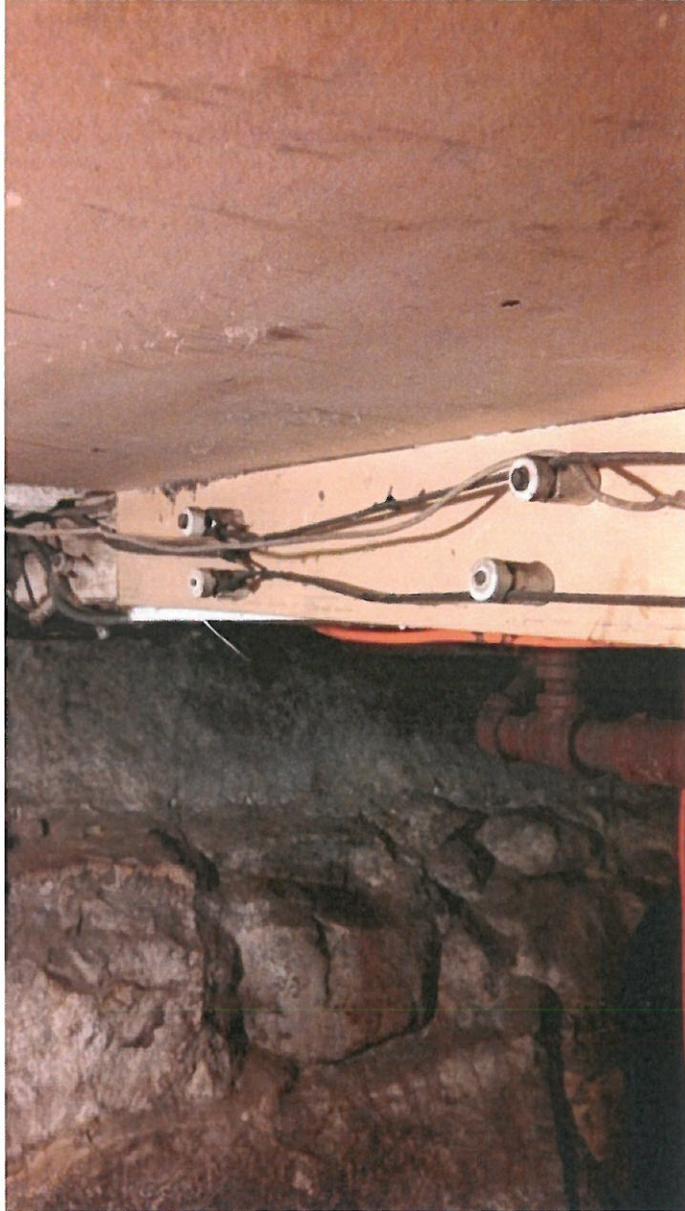
John Fletcher House entrance



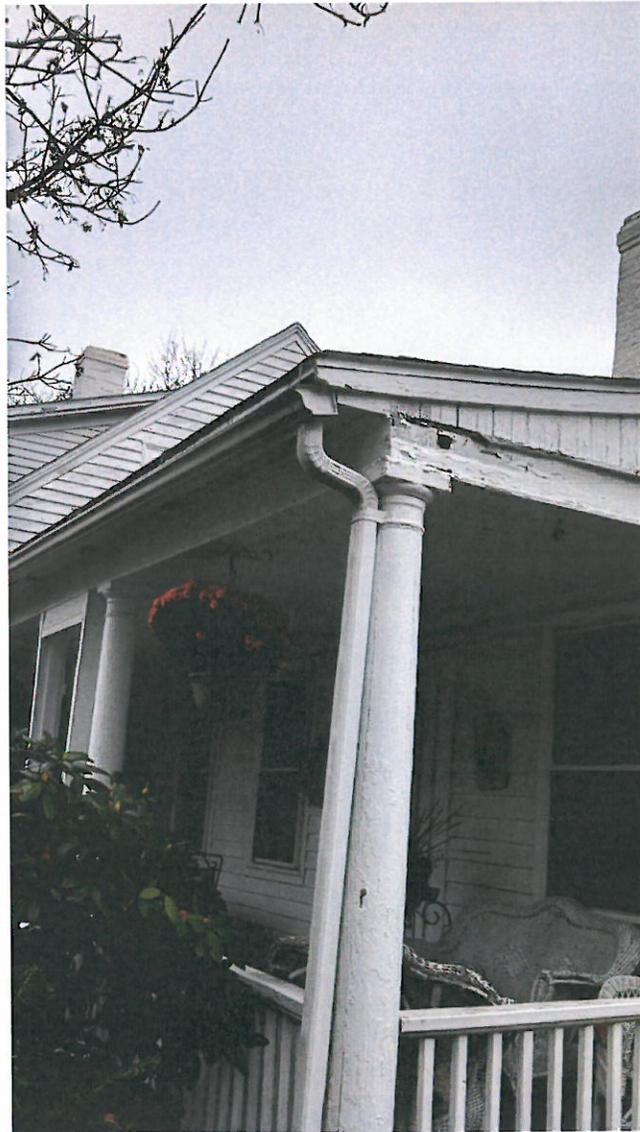
John Fletcher House siding



John Fletcher Garage - Interior Foundation



Abner Hosmer House knob-and-tube wiring



Abner Hosmer House porch

Proposed Work

As part of the effort to restore and protect these historic buildings, ACC proposes to hire an architectural consultant to thoroughly investigate each building, to identify all the needs and deficiencies in order to protect and preserve these historic assets for future generations.

Church Building: The proposed work includes a thorough assessment of the Church building envelope, including windows, doors, siding, roof, chimney, bell tower, skylights, and fire escapes, with a focus on protecting the building from the elements, moisture and potential ice dam issues, and maximizing energy efficiency. This assessment will utilize infrared imaging to pinpoint areas needing special attention. In addition, the building structure and electrical, mechanical, plumbing, and safety systems of the church will be evaluated. Specific areas of concern include:

- Cold air / insulation issues
- Bell Tower preservation
- Concord Road and Woodbury Road entrance door review
- Grimshaw Room chimney
- Narthex window evaluation
- Window pane seal failures
- Brass chandelier refurbishment
- Stained glass window evaluation

Fletcher and Hosmer Houses: Similar to the Church building investigation, the rental houses will be evaluated for the building envelope, mechanical, electrical and plumbing systems, and safety systems. This work will focus on building structural integrity, the adequacy of windows, doors, siding, roof and insulation, and the condition and safety of the heating, plumbing and electrical systems. Of particular concern for these buildings are:

- Lead paint issues
- Electrical wiring (for upgrade to current best practices)
- Structural issues (Fletcher House garage wall, door to house)
- Exterior shutters and hardware
- Potential for rehabilitation into low income housing

The result of this effort will be a Master Plan detailing the work required to bring the buildings up to an acceptable level of safety and preservation. The Master Plan will identify, itemize and prioritize the work to be done, so that ACC can begin to address the needs of these assets in an efficient and logical way, using our limited resources and leveraging them where possible to provide the best use of funds for the needs of the buildings. The Master Plan is essential for guiding the proper preservation of these buildings, given the scale of the work required and the limitations of our resources.

Project Appropriateness

One of the major objectives of the CPC regarding historic preservation, as noted in the 2016 Community Preservation Plan, is to “[p]rotect, preserve, and/or restore historic properties and sites throughout Acton, which are of historical, architectural, archeological, and cultural significance” and to “[w]ork to assist owners with adaptive re-use of historic properties.” This Master Plan proposal would serve to direct the work of preserving the historic assets owned by ACC, and enable the long-overdue preservation of the building envelopes and the modernization of the interior of the houses so that they can safely continue to be used as residences for many years to come. ACC is also looking into other ways to use the rental property consistent with our mission as a Christian church, such as providing temporary or transitional housing for those in need of housing, or making the rental properties permanent affordable housing units. Although we are not proposing to do this at this time, the Master Plan resulting from this proposal will lay out the path to rehabilitation of these properties so that they may continue to be used for housing for many more years to come, with the possibility to explore the affordable housing option further.

Town Benefits

ACC traces its roots back to colonial Acton. The Evangelical Church, as it was called in the 1800’s, and its predecessor, the First Parish, have always been at the center of the Town, from the establishment of the first meeting house (required for incorporation of Acton in 1735) to the present day. These buildings are a part of Acton heritage, and preserving and passing on that heritage to the next generation is invaluable to the townspeople of Acton.

Throughout its history, the church and its members have been very active in the social, political, economic and religious life of Acton. From the blessing of the Minutemen by Rev. Swift in 1775, as they marched to the North Bridge in Concord, to the petitioning of the state legislature for the Davis Monument in 1850, by Rev. Woodbury, to the present day leadership of Rev. Armstrong in the Acton Safety Net, ACC has been an integral part of the Town in many ways. CPC funding of this Master Plan supports the preservation of not only the historic buildings with such a long history in the Town, but also helps ACC to continue to be a prominent and positive part of Acton here in the center of Town. ACC provides resources and activities for many people of different backgrounds, in different stages of life, with many different needs, from physical activities (yoga and badminton) to social services (unemployment support, divorce counseling) to fellowship (movie nights, concerts) to educational programs (world religion series, Saturday Men’s Breakfast series) to community services (day care center, electronic recycling). Below are some examples of the many activities and events sponsored or supported by ACC and its members.

- Acton Safety Net—ACC is a leader in the effort to provide emergency assistance to citizens in immediate crisis, and provided the original funding used by the Town for this purpose
- ABUW Community Needs Assessment--serving on the committee to help identify and organize around Acton citizens’ most pressing needs

- Cornerstone Thrift Shop, providing low cost, second-hand clothes and household goods
- Community Supper (1985 - 2011), providing a free meal and groceries
- DivorceCare group
- Regional Pastoral and Communities of Practice Meetings
- Yoga and wellness classes during the week
- Acton Networkers Support Group to help those in job transition
- Al Anon Meetings (for over 35 years)
- Overeaters Anonymous Meetings
- Parent-to-Parent Forums and Support Groups
- Acton Garden Club Special Meetings
- Youth Theater Rehearsals and Productions
- Local Homeowners Association Annual Meetings
- Cub Scout Pack Meetings, Annual Pinewood Derby Event, and Annual Blue & Gold Ceremony and Banquet
- Children's day care center during the week
- After School Tutoring program, Monday through Friday during the school year
- Junior High Youth Fellowship and Senior High Youth Fellowship events and meetings providing a safe place for Acton young people
- Badminton games on Saturday and Wednesday mornings
- Speaking events, such as our monthly Men's Breakfast series, and our recent World Religion series
- United Way Speaking Events
- Community events, such as a Story Slam fundraiser and dinner fundraisers
- Concerts, such as Custom Blend, Ball in the House, Acton Community Chorus
- Movie night every month
- Electronic recycling day
- Community service opportunities, such as Habitat for Humanity and Household Goods Recycling work parties, CROP Walk and Hike for Hope

Cost/Budget

ACC has solicited and received a firm bid from OMR Architects for performing this study and developing a Master Plan for the 3 buildings on our campus. OMR has performed many site investigations of historic properties and has developed many Master Plans for the preservation and use of historic properties. They have extensive expertise in assessing the needs and determining priorities for proper preservation. Based on their bid, we are requesting funding per the following estimate of costs:

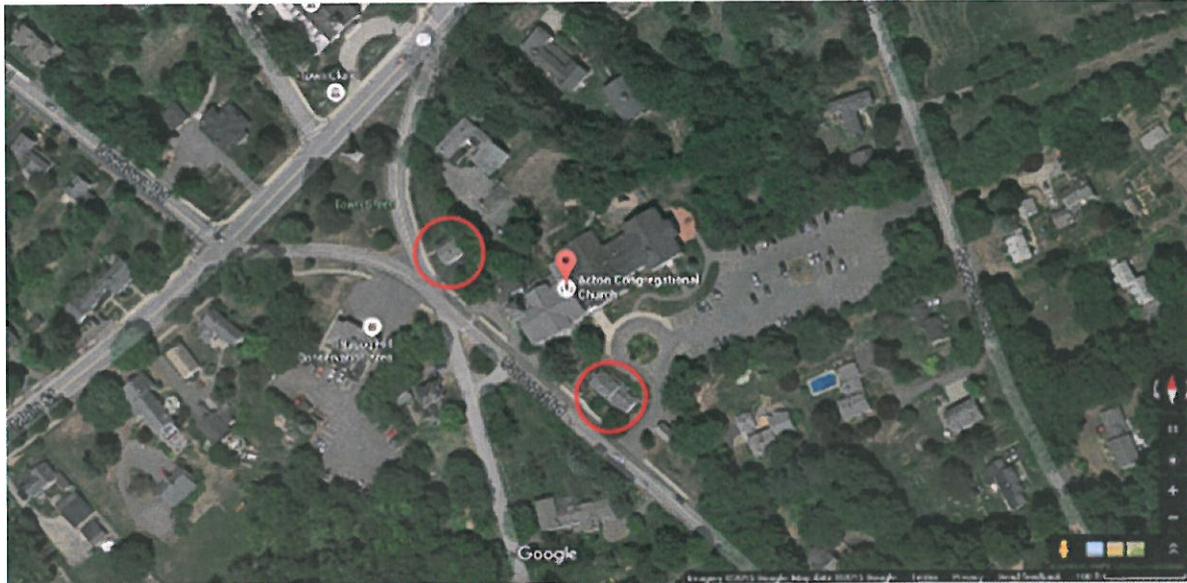
<u>Description</u>	<u>Cost</u>
Lump Sum Consultant Fee Includes sub-contractor fees	\$50,000
Contingency, 10% For unforeseen issues uncovered by the site investigation	\$ 5,000
PROJECT TOTAL	\$55,000
ACC Contribution (10%)	<u>(\$ 5,500)</u>
FUNDING REQUEST	\$49,500

Upon receiving funding, ACC will hire the architect by the Fall of 2016, and the work would be completed by the end of 2016.

Appendix

Site Location--Satellite Image
Site Location--Historic District Map
Historical Map
Consultant's Bid
Site Deed
National Register Listings
Historic Resources Inventory Form
History of ACC

SITE LOCATION--SATELLITE IMAGE





omr architects
40+ YEARS OF HOLISTIC+SUSTAINABLE DESIGN

DRAFT

1. PARTIES

- 1.1 **Architect** OMR Architects, Inc.
543 Massachusetts Avenue
West Acton, Massachusetts 01720
Tel: 978 264-0160
Fax: 978 266-1650

- 1.2 **Owners** Acton Congregational Church
12 Concord Road
Acton, MA 01720
Tel: 978-263-2728

2. PROJECT DESCRIPTION

The work will include development of and master plan for the three existing church buildings located at 8, 12 and 20 Concord Road. The master plan will focus on an evaluation of existing problematic conditions in the building and recommendations for restoration, rehabilitation, etc.

3. STANDARD OF CARE

The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

4. SCOPE OF WORK: The Architect will provide the following Master Planning services.

- 4.1. The Architect and it's Consultants shall review list of concerns provided by the Owner (Exhibit A to this Agreement), meet with Church representatives who are familiar with the concerns, needs, establish goals and values of the Church with regard to the building, and conduct investigations to confirm the issues put forward by the Church and other issues as may result from such investigations.

- 4.2. A prime aspect of the work will be work by the Building Envelope Consultant (see attached proposal from Building Enclosure Associates, LLC/ Exhibit B to this Agreement). This work applies to 12 Concord Road only.

- 4.3. Analysis and recommendations by MEP engineer (refer to proposal from Garcia, Galuska, DeSousa (Exhibit C to this Agreement).
- 4.4. Recommendations from the analysis noted above will be presented to the Church along with cost estimates by a professional cost estimator(s) for performance of the work.
- 4.5. Likely reimbursement of construction costs by the Community Preservation Coalition (CPC) will be reviewed and evaluated.
- 4.6. The Architect will make up to two presentations to the Church as part of this Agreement.
- 4.7. All the findings noted above will be documented in a final report, including appropriate photographic documentation.
- 4.8. Architect will assist with application for grants from the CPC.

5. INFORMATION TO BE PROVIDED BY OWNER

- 5.1. Surveys, past studies of existing conditions, etc.
- 5.2. Drawings of existing buildings and related documentation as may be available
- 5.3. Other background materials (reports, correspondence, etc.) relevant to the master planning work as applicable.

6. FEE

Our basic fee for the work outlined in Article 4 is \$50,000 (Fifty Thousand Dollars)

7. SCHEDULE

As per the mutually agreed upon work plan.

8. REIMBURSABLE EXPENSES

The following expenses are reimbursable and are billed at a multiple of 1.15 times the amount expended by the Architect, the Architect's employees or consultants in the interest of the project:

- 8.1. All photographic and reproduction costs (Xerox, blueprints, etc.)
- 8.2. Mail and postage costs.
- 8.3. All fax and long distance telephone expenses.

- 8.4. Travel costs (staff time and direct expenses) in connection with the project.
- 8.5. Fees of special consultants engaged by the Architect at the Owner's request (i.e., surveyor, geotechnical engineers, model makers, etc.).
- 8.6. Fees paid by the Architect to governmental authorities in connection with the project.

9. ADDITIONAL SERVICES

Additional services of the Architect which are outside of the scope of basic services described in Article 3 shall include the following:

- 9.1. All services in connection with surveying, test borings, environmental studies, etc., except as provided under the Exhibits to the contract.
- 9.2. All services required for permitting and approvals of governmental authorities and others having jurisdiction over the project.
- 9.3. Preparation of measured drawings if necessary.
- 9.4. Preparation of conceptual level plans.
- 9.5. Changes made at the owner's request which are inconsistent with prior approvals by the owner.
- 9.6. Interior design services.
- 9.7. Models and perspective renderings.
- 9.8. Energy studies.
- 9.9. Interior programming.
- 9.10. Consultants beyond those included in Article 4. Possible additional consultants, if needed, would be Structural and Code.
- 9.11. Formal meetings beyond the two (2) meetings included in Article 4.

10. ADDITIONAL SERVICE BILLINGS

Staff time for in-house reimbursable services and additional services shall be billed at the following rates:

Principal	\$205
Senior Manager	\$165
Job Captain	\$140
Senior Designer	\$115

Junior Designer	\$90
Clerical	\$80

11. CONSULTANTS

All outside consultants, if authorized by the Owner pursuant to Articles 8 and 9, shall be billed at a multiple of 1.15 times the amounts billed to the Architect for such services.

12. PAYMENT SCHEDULES

Payments are due within 30 days after rendering of invoices. Invoices will be rendered on a monthly basis. Unpaid invoices shall bear interest at 1½ % per month, and the Architect shall be entitled to reimbursement of all collection costs, including legal fees. The Architect shall also be entitled to suspend services if payment is overdue.

13. TERMINATION OF CONTRACT

The agreement between the Owner and the Architect may be terminated by either party upon seven (7) days written notice. In case of such termination, the Architect shall be paid for services provided to date in accordance with this agreement.

14. LIABILITIES

14.1 It is agreed that Michael Rosenfeld and any individuals employed by OMR Architects, Inc. will have no personal liability for any occurrence arising out of their association with this project, and that OMR Architects, Inc. shall be responsible for damages and liability arising out of negligence in the design of this project.

14.2 The Architect shall be liable to the Owner for negligent errors or omissions in the provision of services, provided that the aggregate amount of such liability shall in no event exceed the Architect's fees under the Agreement. Neither party shall be liable to the other for any indirect, special, or consequential damages.

15. HAZARDOUS MATERIALS

The Architect hereby states, and the Owner acknowledges, that the Architect has no professional liability (errors and omissions) or other insurance, and is unable to reasonably obtain such insurance, for claims arising out of the performance of or failure to perform professional services, including but not limited to the preparation of reports, designs, drawings and specifications related to the investigation, detection, abatement, replacement or removal of products, materials or processes containing hazardous materials. Accordingly, the Owner hereby agrees to bring no

claim for negligence, breach of contract, indemnity or otherwise against the Architect, his principals, employees, agents and consultants if such claim in any way would involve the Architect's services for the investigation of or remedial work related to hazardous materials in the Project.

The Owner further agrees to defend, indemnify and hold the Architect and his principals, employees, agents and consultants harmless from any such asbestos-related claims that may be brought by third parties as a result of the services provided by the Architect pursuant to this Agreement.

16. CLAIMS

All claims disputes and other matters in question arising out of or relating to the Agreement or its breach shall be negotiated in good faith. Should negotiations fail, the dispute shall be mediated within sixty (60) days under the AAA's Construction Industry Mediation Rules, or such other mediation procedures to which the parties may agree. Should mediation fail, the dispute shall be decided by binding arbitration in Boston, Massachusetts, by a single arbitrator under the Construction Industry Arbitration Rules of the American Arbitration Association (the AAA) then applying. No arbitration arising out of or related to the Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Agreement, except by written consent of the Owner, Architect and any person or entity sought to be joined.

17. OWNERSHIP OF DRAWINGS

Drawings, specifications, and other documents produced by the Architect are instruments of service, and the originals thereof and the copyright therein shall remain the property of the Architect. The Owner may use such documents for the construction of the project upon payment to the Architect for having produced them, subject to the following conditions: (a) the Owner shall not elaborate, change or incorporate the documents into documents prepared by anyone other than the Architect, or permit such elaboration, change or incorporation without the Architect's consent; (b) if the Owner proceeds to construct the project without engaging the Architect for customary construction phase services, such construction will be at the Owner's sole risk, and the Architect shall be released from all responsibility in connection therewith.

18. CONSTRUCTION COST CONTROL

Since the Architect has no control over construction cost or contractor's prices, any cost estimates are made by him on the basis of his experience and judgment as a design professional, but he cannot and does not guarantee that contractor's proposals, bids, or costs will not vary from the Architect's estimates.

19. OWNER'S RESPONSIBILITY

The Owner shall furnish such legal, accounting and insurance counseling services as may be required for the project and shall provide the Architect with all existing information relating to the project, which the Architect may request. The Owner is also responsible for filing documents required for and obtaining the approvals of governmental authorities and/or others having jurisdiction over the project. The Architect shall be entitled to rely upon the completeness and accuracy of such services and information. If the Owner becomes aware of any fault or default in the project, he shall promptly notify the Architect. The Owner shall furnish required information or services as expeditiously as necessary for the orderly performance of the work.

This agreement represents the complete and integrated agreement between the parties, supersedes all prior agreements, may be amended only in writing, and is binding upon the parties, their successors, assigns, and legal representatives. This agreement shall be interpreted and governed in accordance with the laws of the Commonwealth of Massachusetts.

If this contract correctly represents our agreement, please approve by signing both copies and returning one to us with an advance in the amount of _____ Dollars (\$_____), which will be carried as an advance and be credited to the last payment at the end of the project.

Executed as an instrument under seal

OWNER

Acton Congregational Church

By:

Name + Title

Date

ARCHITECT

OMR Architects, Inc.

By:

Martin A. Kretsch, AIA, LEED AP, Principal

Name + Title

Date



September 8, 2015

Lisa Pecora
OMR Architects, Inc.
543 Massachusetts Ave,
Acton, MA 01720

RE: **Proposal for
Building Exterior Assessment
Acton Evangelical Congregational Church
12 Concord Road, Acton MA**

Dear Lisa:

Thank you for providing Building Enclosure Associates, LLC (BEA), the opportunity to submit a proposal for consulting services on the above referenced property.

The following scope of services is proposed based on per your email of September 4, 2015:

Scope of Services:

1. Document Review – Review of existing documents provided by OMR and discussions with Church staff relative to active leakage and other concerns regarding the building exterior;
2. Exterior System Review - roofs, walls, fire escapes, window systems, doors, skylights. The review of the roof will be performed from an aerial lift.
3. Interior Construction/Finish Review – leakage issues, walls, doors, flooring, visible structure components/systems.
4. Infra-red (Thermal) Scan of building walls (weather dependent)
5. Review Moisture Control (water leakage, ice dams, etc.)
6. Prepare Condition Survey Report including the following :
 - a. Summary report on condition of various exterior elements;
 - b. Deficiency list with photos and recommendations for corrective work;
 - c. Recommendations to address leakage and for insulating walls and roofs.

Project Scope Exclusions:

The following scope of services is considered to be beyond the scope of the project:

- Identification and/or testing of materials considered to be hazardous such as lead

CONSULTANTS BID

**Proposal for
Building Exterior Assessment
Acton Congregational Christ
Acton, MA
September 8, 2015
Page 2 of 4**

- paint, asbestos, PCB's and/or mold;
- Exploratory demolition or testing work of any kind;
- Preparation of quantity takeoffs or detailed cost estimates for repairs;
- Structural analysis of any areas;
- Review of HVAC, MEP, Fire Safety, Building Security, and/or Site Work;

FEES

We propose the following fees for the scope of work detailed herein:

Task	Fee
Document Review/Meetings(1)	\$1,500.00
Exterior Review/Infrared	\$7,500.00
Interior Review	\$2,500.00
Reporting	\$3,000.00
Fee Totals	\$14,500.00
Project Expenses:	
Reimbursable Expense/Aerial Lift	\$1,500.00
Project Budget	\$16,000.00

Additional services will be invoiced on a Time and Materials basis at the Schedule of Rates:

Principal Engineer/Architect	\$225.00
Project Managers/ Senior Consultants	\$165.00
Field Engineers/Architects/Consultants	\$145.00
Field Technicians	\$115.00
CAD Designer/Operator	\$105.00
Clerical	\$65.00
Reimbursable Expenses	Cost + 10%

Invoices will be submitted with the report and due upon receipt. Invoices outstanding forty-five (45) days will be subject to collection costs which will include court costs, attorney's fees, and interest on unpaid balances at a rate of 12% per annum all of which will be added to the invoice amount.

If you wish to retain our services and agree with the scope of work detailed herein and Conditions of Engagement attached hereto, please return a cosigned copy of this proposal, and contract to this office.

Proposal for
Building Exterior Assessment
Acton Congregational Christ
Acton, MA
September 8, 2015
Page 3 of 4

We trust that this proposal meets your requirements. Please do not hesitate to call if you have any questions.

Yours very truly,
Building Enclosure Associates, LLC



Digitally Signed by Michael Velji

Michael Velji
Principal-In-Charge

Accepted By: _____ Date: _____

By: _____

Printed Name: _____

Proposal for
Building Exterior Assessment
Acton Congregational Christ
Acton, MA
September 8, 2015
Page 4 of 4

CONDITIONS OF ENGAGEMENT

Services provided by Building Enclosure Associates, LLC under this Agreement are subject to the following Conditions of Engagement. The Client hereby agrees to all Conditions of Engagement as follows:

DEFINITIONS

Building Enclosure Associates, LLC is referred to as the "Consultant" and is an entity providing building envelope waterproofing consulting services. The term "Consultant" means Building Enclosure Associates, LLC (BEA) and its agents, servants, employees and authorized representatives. The "Client" is the person or entity engaging the Consultant to render consulting services.

ACCESS TO WORK

The Consultant shall at all times have access to the Work wherever it is in preparation or progress. The Client shall provide or arrange for access for Consultant, its consultants and sub-contractors and all equipment necessary to Consultant, its consultants and sub-contractors to perform services. The Client understands that in the normal course of work, some damage, such as interior damage from exploratory demolition or water testing, may occur. The Consultant and its consultants and sub-contractors will make reasonable efforts to avoid or minimize damage but correction or restoration of damage that may occur shall not be or become the obligation of Consultant or its consultants or sub-contractors, unless otherwise agreed in writing.

UNFORESEEN OR UNKNOWN CONDITIONS

The Client understands that renovation and restoration services often involve unforeseen or unknown conditions, including various conditions within the walls, floors, window frames and windowsill areas and other areas of an existing structure. Conditions are not always discoverable before actual construction commences and may not be reasonably amenable to full-scale testing and evaluation. The Consultant's services shall be provided to assist the Client in making changes to an existing facility for which the Client shall furnish, in a timely manner, documentation and information upon which the Consultant may rely for its accuracy and completeness. The Consultant shall not be required to perform or have others perform testing or to review unforeseen or unknown conditions beyond any set forth in the Client approved scope of services.

Client recognizes that scope of services to be rendered by the Consultant is limited to those building elements and matters described in the scope of services. Client also recognizes that conditions may vary from those encountered at locations where any limited tests and /or explorations are made by Consultant, and that the data, interpretations and recommendations of the Consultant are based solely on the information available to it and on any limited testing and exploratory work performed. Consultant shall not be responsible for the interpretations made by others of the information developed.

HAZARDOUS MATERIALS AND TOXIC SUBSTANCES *(Building Enclosure Associates, LLC does not carry insurance for hazardous materials or toxic substances)*

Consultant and its consultants and sub-contractors shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form, including but not limited to mold, toxic mold, asbestos and lead, at the Project site. If the Consultant or its consultants or sub-contractors are required to perform services related to, or encounter, release, disturb or otherwise effect, touch or are exposed to, at the Project site, hazardous materials or toxic substances in any form, the Client agrees to defend, indemnify and hold harmless the Consultant, its consultants and sub-contractors, and their officers, agents, servants and employees from and against any and all claims, demands, suits, actions, legal or administrative proceedings, damages, liabilities, losses, judgments, recoveries, costs and expenses, including reasonable attorneys fees and expert fees, arising out of or resulting from services related to, or the presence of, hazardous materials or toxic substances in any form.

STANDARD OF CARE

The Client understands that the Consultant has a duty to perform all services of this Agreement consistent with ordinary and reasonable skill usually exercised by members of the same profession practicing currently under the same or similar circumstances. The Consultant makes no warranties, either express or implied, with respect to the services provided under this Agreement. No terms or conditions agreed upon by Client and Consultant shall create a contractual relationship with or a cause of action in favor of a third party against either.

LIMITATION OF LIABILITY

The officers, agents, servants and/or employees of the Consultant, their sub-consultants, and subcontractors, shall not be jointly, severally or individually liable for any loss, cost, claim, expense, fee, injury, damage, or liability arising or resulting from the services provided or work completed under this Agreement. The Consultants' total liability to the Client with respect to this project for any loss, cost, claim, expense, fee, injury, damage, or liability resulting from error, omission, or other failure to perform Consultants' services is limited to 10% of the Consultants' total fee stipulated under this agreement.

SUBPOENAS AND COURT ORDERS

The Client is responsible for payment of time charges, attorney's fee and other expenses resulting from a required appearance or response to subpoenas or court orders issued at the request of any party concerning any part of services provided by the Consultant under this proposal/contract. Charges are based on billing rates in effect at the time of response by the Consultant.

INDEMNIFICATION

Client agrees to defend, indemnify and hold harmless the Consultant from any loss, expense, damage, or liability arising from performance of services and work for Client by Consultant except to the extent such loss, expense, damage, or liability is caused by any negligent act, error or omission of Consultant its agents, employees, contractors, subcontractors or consultants. Means and Methods of Construction and compliance to all safety regulations are the sole responsibility of the Contractor.



CONSULTANTS BID

GARCIA • GALUSKA • DESOUSA

Consulting Engineers Inc.

370 Faunce Comer Road, Dartmouth, MA 02747-1271

L#49051
Proposal

September 8, 2015

OMR Architects, Inc.
543 Massachusetts Avenue
West Acton, MA 01720

Attn: Ms. Lisa Pecora-Ryan, AIA, LEED® AP BD+C

Re: Acton Congregational Church
12 Concord Rd
Acton, MA

Dear Ms. Pecora-Ryan:

We are pleased to submit our proposal for professional services for the above referenced project for your consideration.

THE PROJECT

The project, as we understand it, is a study of the existing mechanical, electrical, plumbing and fire protection systems for the existing 29,000 s.f., two story building. The project also includes two rental properties: Dole - Hapgood, J. House and Fletcher Boot Company Worker Housing. Our task will be to generate an existing condition report with recommendations.

BASIC SERVICES

We propose to furnish Professional Engineering Services for a study of the above as follows:

1. We will review existing systems including equipment, mechanical and electrical rooms, distribution systems, automatic temperature controls, plumbing fixtures and piping, with the intent of determining existing system condition.
2. At the completion of our field investigation and analytical work we, will provide, in report form, our findings. We will review cost information with your cost estimator.
3. Included in the Basic Services is the furnishing of .PDF files for printing purposes. Additional printing will be billed as a reimbursable expense. Out of pocket expenses such as travel, sustenance, and other incidental expenses for routine trips to the project, and for co-ordination meetings with your team, are included in the Basic Fee.

COMPENSATION AND PAYMENT

We propose to furnish the above for the Lump Sum Fee of Six Thousand Dollars (\$6,000.00).

CONSULTANTS BID

GARCIA • GALUSKA • DESOUSA

Consulting Engineers

Inc.

L#49051
Proposal
Page 2

EXTRA SERVICES

Extra services shall be confirmed and authorized in writing prior to rendering of same and may be compensated either by hourly reimbursement or on a mutually agreed upon fixed fee. Compensation for hourly services shall be in accordance with the following:

Principal	\$175.00/hr
Senior Engineer	\$125.00/hr
Engineer	\$105.00/hr
Draftsmen	\$ 70.00/hr
Clerical	\$ 50.00/hr
Site Visits	\$500.00/visit

REIMBURSABLE EXPENSES

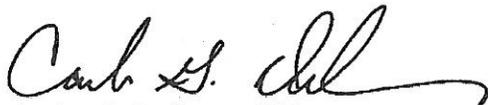
Reimbursable expenses as whether they are in connection with the Basic Services or Extra Services are to be billed at out-of-pocket cost plus 15% for handling charge.

We provide complete insurance coverage which includes \$4,000,000 aggregate Professional Liability Insurance coverage. Upon acceptance of this proposal, we will provide you with proper certification.

If the above meets with your approval, please sign both copies and return a signed copy to our office. This will act as our agreement and notice to proceed.

Very truly yours,
GARCIA • GALUSKA • DESOUSA
Consulting Engineers Inc.

ACCEPTED BY:


Carlos G. DeSousa, P.E.
Principal

OMR Architects, Inc.
Ms. Lisa Pecora-Ryan, AIA, LEED® AP BD+C

CGD:map

Date

any special meeting called for that purpose. A certificate of such amendment, signed by the President and Secretary of the Association, shall be recorded wherever this declaration is recorded, and such certificate when so made and recorded shall be conclusive evidence that such amendment was duly adopted. In witness whereof, we hereunto set our hands and common seal, this twenty third day of September A. D. 1914. Edwin A. Thresher (seal) Martin F. Selberg (seal) Fred W. Jordan (seal) Commonwealth of Massachusetts, County of Middlesex, Cambridge Sept. 23rd 1914. Then personally appeared the above named Edwin A. Thresher, Martin F. Selberg, and Fred W. Jordan and acknowledged the foregoing instrument to be their free act and deed. Before me, Edward C. Bartlett Notary Public, (Notarial Seal) Middlesex ss. Oct. 9, 1914 10 h. 53 m. A.M. Recd & Recorded.

Know all Men by these Presents that Whereas on the 13th day of May 1910 the Evangelical Congregational Church of Acton in the Commonwealth of Massachusetts was duly incorporated under the laws of said Commonwealth, and Whereas at a Special Meeting of the Evangelical Society in said Acton duly called and warned for the purpose and held on the 16th day of May 1910 the following vote was unanimously passed; Voted that Lyman G. Taylor, G. Faulkner Bonant and Horace F. Tuttle be and they are hereby authorized in the name and in behalf of the Evangelical Society in Acton Mass. to convey all the real and personal estate belonging to said Society to the Evangelical Congregational Church in Acton Mass. Now therefore we Lyman G. Taylor, G. Faulkner Bonant and Horace F. Tuttle, all of said Acton in consideration of the said church having assumed and agreed to pay the debts of said Society and in consideration of one dollar to us paid by the said church the receipt whereof is hereby acknowledged, do, by virtue of the aforesaid vote, hereby remise, release, and forever quitclaim unto the said Evangelical Congregational Church its successors and assigns forever. A certain parcel of land situated in the center of said Acton being the lot upon which the Meeting House now stands bounded as follows; Beginning at the Northwesterly corner on the road and running southerly on said road seven rods, six and one half feet thence Northeasterly on land formerly of Stephen Weston ten rods and twelve feet, thence Northerly eight

rods and six feet on land of said Weston, thence Westerly on land formerly of Paul C. Hittbridge and Capt. John Fletcher nine (9) rods and 12 feet to the first mentioned bound, being the same premises described in deed of Stephen Weston to J. J. Woodbury et al. dated July 2, 1833, and recorded with Middlesex Co. District Deeds Book 326 Page 183. Also another parcel of land, situated opposite the first described parcel. Being the lot on which the Parsonage now stands containing $30 \frac{19}{100}$ square rods, bounded as follows. Beginning at the most Northerly corner of the granted premises one hundred and sixteen feet from the West corner of the Meeting House and $115 \frac{1}{4}$ feet from the Easterly corner of the Shoe Shop formerly owned by John Fletcher & Sons, thence Southerly bounding on a town road one hundred forty and one half feet to land formerly of Abby O. Wood thence South $53^{\circ} 05'$ West 39 feet to land formerly of Ephraim Oliver thence North $24^{\circ} 45'$ West $147 \frac{3}{4}$ feet, by land of said Oliver to a stake & stones thence North $70^{\circ} 05'$ East by land of said Oliver $81 \frac{3}{4}$ feet to the place of beginning. Said parcel is conveyed subject to a mortgage given by the Evangelical Society to Luther Bonant, \$900 of the principal of which remains unpaid. Being the same parcel described in deed of F. P. & Abby O. Wood to the Evangelical Society dated Oct. 27, 1887 and recorded with Middlesex Co. Dist. Deeds Book 1857 Page 23. And for the consideration aforesaid we do also sell and convey any and all the personal property of all sorts and kinds which said Evangelical Society now owns or to which it may be entitled to the said Church, the corporation above named and its successors and assigns forever. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Evangelical Congregational Church and its successors and assigns forever. In witness whereof the said Evangelical Society has caused these presents to be signed in its behalf, by Lyman C. Taylor, E. Faulkner Bonant and Horace F. Tuttle and its corporate seal to be hereto affixed on this the twenty first day of May 1910. Evangelical Society, Acton Mass. by Lyman C. Taylor, E. Faulkner Bonant, Horace F. Tuttle, (Corporate Seal), Commonwealth of Massachusetts, Middlesex ss. June 13, 1910. Personally appeared the above named Lyman C. Taylor, E. Faulkner Bonant, and Horace F. Tuttle and severally acknowledged the

foregoing instrument by them signed to be the free act and deed of said Evangelical Society before me H. E. Clough, Notary Public. (Notarial Seal.)

Middlesex, es. Oct. 9, 1914 10 h 55 m. A. M. Read & Recorded.

3920

39

74
 Know all Men by these Presents that I, Nellie M. Valentine, widow, formerly of Belmont, now of Medford, in the county of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other good and valuable considerations to me paid by Meredith W. Palmer of Somerville, in said county, the receipt whereof is hereby acknowledged, do hereby remise, release and forever Quitclaim unto the said Meredith W. Palmer, two certain parcels of land in said Belmont, as lots numbered fifty four (54) and fifty five (55) on a plan of land recorded with Middlesex South District Deeds, Book of Plans number 201, plan 45, entitled "Plan of Wellington Park building lots in Belmont, Mass., Property of L. S. Hamilton April 1911, Walter C. Stevens, surveyor" and bounded and described as follows: Northerly by lot numbered fifty six on said plan ninety and 59/100 (90.59) feet; Southeasterly by Colby Street on said plan one hundred and 83/100 (100.83) feet; Southwesterly by lot numbered fifty three on said plan ninety (90) feet; Northwesterly on said plan by lots numbered thirty two and thirty three on said plan ninety (90) feet; containing, by estimation eight thousand nine hundred and seventy four (8974) square feet of land more or less, meaning and intending to convey only lots numbered fifty four (54) and fifty five (55) on said plan, being the same premises conveyed to me by William F. Morang, Trustee of the Wellington Park Land Company, by deed dated August 20, 1912, and recorded as aforesaid, Book 3121, page 537 and this conveyance is made with the benefit of and subject to the restrictions therein mentioned, and subject to taxes assessed as of April 1st, 1914. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Meredith W. Palmer and his heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made by me, except as aforesaid, and that I

Valentine
 to
 Palmer

SEP-3-67 PM 3:52 ZONE-9.50

3X2 1294 EG688

OW 732
3
950

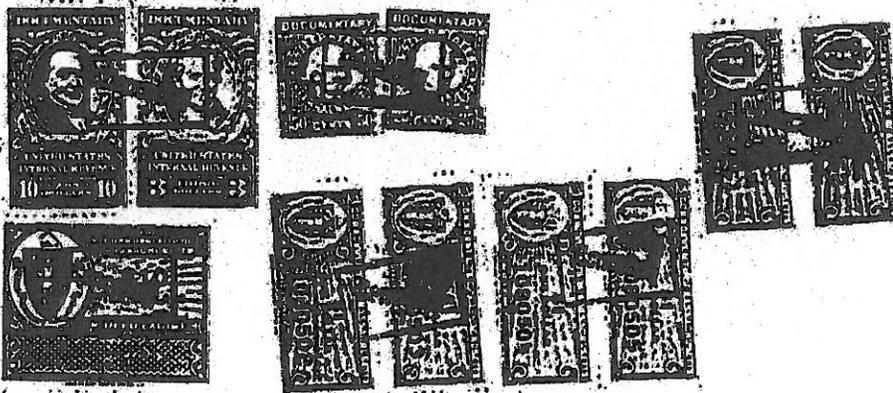
New England Deaconess Association, a Massachusetts charitable corporation having its principal office in Concord, Middlesex County, Massachusetts, for consideration paid grants to Acton Congregational Church, a Massachusetts religious corporation located in Acton, Middlesex County, Massachusetts, formerly named Evangelical Congregational Church in Acton, with quitclaim covenants a certain parcel of land with the buildings thereon situated in said Acton and bounded and described as follows:

Beginning at the most northerly corner of the premises at the line of the Town Common and at land formerly of the heirs of Elizabeth Brooks, thence Southwesterly bounding on the Town Common and highway as the face of the wall now stands about forty 1/4 (40.25) feet to a curve in the wall, thence southerly by land deeded by John Fletcher to the Town of Acton, one hundred (100) feet to an angle, thence curving to the east and bounding on said Town's land, sixty-seven 1/4 (67.25) feet to a point on a ledge marked by a letter "B", thence northeasterly on land now or formerly of the Evangelical Society of Acton, twenty-one 1/4 (21.25) feet to land now or formerly of the heirs of said Brooks; thence northwesterly by a wall and fence by land now or formerly of heirs of said Brooks, one hundred seventy-one 1/2 (171.5) feet to the corner and bound first mentioned.

Being the same premises described in a deed from N. Scrana Keyes to Harriet A. Bean et al recorded with Middlesex South District Registry of Deeds Book 6923 Page 103 and deed from Gladys W. Bean to the grantor herein recorded with said Deeds.

This conveyance is made subject to 1967 real estate taxes which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF the said New England Deaconess Association has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Louis J.



8 CONCORD ROAD - SITE DEED

BKI 1294 PG 689

Kirsch, Jr. its Treasurer hereto duly authorized this 17th day of February, 1967.

NEW ENGLAND DEACONS ASSOCIATION

By Louis J. Kirsch, Jr.
Treasurer



COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

February 17, 1967

Then personally appeared the above-named Louis J. Kirsch, Jr., and acknowledged the foregoing instrument to be the free act and deed of New England Deacons Association, before me,

Virginia M. Orlich
Notary Public
VIRGINIA M. ORLICH
Notary Public
My Commission Expires Feb. 2, 1970



8 CONCORD ROAD - SITE DEED

EX 11294 23640

Certificate of Vote

I, Malcolm W. Chase, Clerk of the New England Deaconess Association, hereby certify that at a meeting of the Executive Committee held on Wednesday, December 28, 1966, in the Devonshire Room of the Old Colony Trust Company, 1 Federal Street, Boston, Massachusetts, at which a quorum was present throughout, it was unanimously

Voted: To sell the property in the Town of Acton, Middlesex County, Massachusetts, described in a deed to Harriet A. Bean et al and recorded in Middlesex South District Registry of Deeds Book 6923 Page 103 and conveyed by Gladys W. Bean to New England Deaconess Association, a Massachusetts corporation, by deed recorded with said Deeds in Book 11282 Page 678, to the Acton Congregational Church for the sum of \$12,500.00 and that Louis J. Kirsch, Jr., Treasurer, is hereby authorized to execute and deliver in the name and behalf of the corporation and to seal with its corporate seal a deed thereto.

I further certify that the foregoing vote has not been amended or rescinded as of the date hereof, and I further certify that the foregoing comprises less than fifty percent of the assets of said corporation.

February 20, 1967

Malcolm W. Chase
Malcolm W. Chase, Clerk



I hereby confirm the foregoing statement.

Louis J. Kirsch, Jr.
Louis J. Kirsch, Jr.



3 2 3 4 4 5 P 1 2 0

1817

I, HELEN B. WALKER

of Acton,

Middlesex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of TWO HUNDRED FOURTEEN THOUSAND and 00/100 (\$214,000.00) DOLLARS

grant to ACTON CONGREGATIONAL CHURCH, a Massachusetts Corporation

of 12 Concord Road, Acton, MA 01720

with quitclaim covenants

Description and encumbrances, if any)

The land with the buildings thereon situated in the center of said Acton, and which premises are bounded and described as follows:

Beginning at the Westerly corner of the premises on the road leading from the center of said Acton to said Concord, known as Concord Road, at land now or formerly of the Evangelical Society in Acton; thence running in a Southeasterly direction along said Concord Road a distance of Two Hundred Forty-eight and Six Hundredths (248.06) feet to a point at land now or formerly of Oliver D. Wood; thence turning and running North 71° 26' East along said land now or formerly of Oliver D. Wood a distance of Thirty-three (33) feet to a point at land now or formerly of Donnell Boardman and Elizabeth H. Boardman; thence turning and running in a Northwesterly direction along said land now or formerly of Donnell Boardman and Elizabeth H. Boardman, a distance of Two Hundred Sixty and Ninety-two Hundredths (260.92) feet to a point at land now or formerly of the Evangelical Society in Acton; thence turning and running in a Southwesterly direction along said land now or formerly of the Evangelical Society in Acton, a distance of One Hundred Seventy-six and Five Tenths (176.5) feet to the point of beginning.

Being the same premises conveyed by deed of Virginia G. Stevens, dated November 7, 1956 and recorded with Middlesex South District Registry of Deeds in Book 8852, Page 396. See also deed of release of W. Gardner Walker dated April 10, 1968 and recorded with said Deeds in Book 11506, Page 509.

Witness my hand(s) and seal(s) this 20th day of July, 1993

[Signature]
ACTON

[Signature]
HELEN B. WALKER

The Commissioners of the Middlesex County Registry of Deeds

MIDDLESEX, SS.

JULY 20, 1993

Then personally appeared the above named Helen B. Walker and acknowledged the foregoing instrument to be her free act and deed before me,

[Signature]
Alfred F. Glavey, N.P., MA.
My Commission Expires: 7/13/95

PROPERTY ADDRESS: 20 Concord Road, Acton, Massachusetts 01720
975-84-239 07/21/93 10:44:47 239 23.60

MIDDLESEX, MASS. EXCISE TAX:

1746 975-84
CASE 975-84
9532425-0158
COURT TAX

RECORDS REC 15
CANCELLED

division - joint Tenants - Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1989
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not denominated for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance of this section.

Southern Middlesex - 20/20 Perfect Vision I2 Document Detail Report

Current datetime: 11/12/2015 10:50:04 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
239	DEED		23445/120	07/21/1993	214000.00
Property-Street Address and/or Description					
20 CONCORD RD					
Grantors					
WALKER HELEN B					
Grantees					
ACTON CONGREGATIONAL CHURCH					
References-Book/Pg Description Recorded Year					
32880/30 ORD 2001, 32880/35 ORD 2001					
Registered Land Certificate(s)-Cert# Book/Pg					

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: ACT.129
Historic Name: Fletcher, John House
Common Name: Fletcher Boot Company Worker Housing
Address: 8 Concord Rd
City/Town: Acton
Village/Neighborhood: Acton
Local No: F-3A-44
Year Constructed: c 1855
Architect(s):
Architectural Style(s): Greek Revival; Italianate
Use(s): Single Family Dwelling House
Significance: Architecture; Industry
Area(s): ACT.B: Acton Centre Historic District
ACT.K: Acton Centre Historic District
Designation(s): Local Historic District (3/14/1991); Nat'l Register District (3/10/1983)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Wood
Foundation: Granite



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Monday, August 17, 2015 at 10:31 AM

FORM B - BUILDING

BL-ACT
USGS MAIN ST 3/14/91 - LMD
ACT. 129

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA BK FORM NO. 129

NAD1983-3110183



City ACTON

Address 8 Concord Road

Historic Name J. Fletcher (1875)

Present single family residential

Original single family residential

DESCRIPTION

Year ca. 1855

Source visual / historical

Style Greco-Italianate

Architect unknown

Exterior Wall Fabric wood clapboard

Outbuildings small 1-car garage with wood
clapboard siding - shed roof canopy

Major Alterations (with dates) modern doors,
porch on north side

Condition good

Moved no Date n/a

Acreage less than one acre

Setting Near Town Common at village center -
among mixed 19th century residential,
institutional, and religious properties
small lot near corner

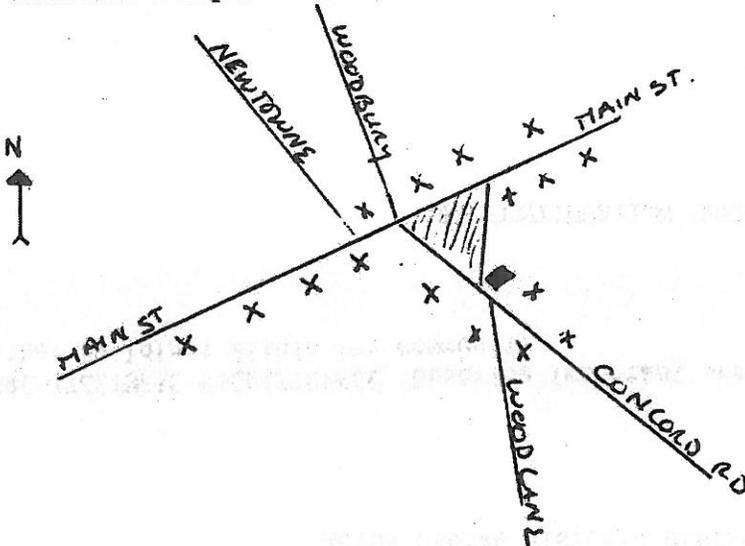
Recorded by Gretchen G. Schuler

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-44



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

Atlases / Birdseye / Maps: 1856, 1871, 1875, 1889, 1892.
Fletcher, Acton In History, 1890.
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

ACT-129

Community: ACTON	Form No: B-129
Property Name: 8 Concord Rd.	

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

ARCHITECTURAL DESCRIPTION - 8 CONCORD ROAD

The 2 1/2 story, gable front dwelling rests on a granite foundation and has wood clapboard siding. The 4 bay north side that faces the Common has a full length Colonial Revival hipped roof porch and a center entrance. There is a 1-story garage addition on the south side, which is attached only by a small canopy.

The Concord Road facade displays 6/6 sash with flat surrounds and louvered shutters; one in the full pediment gable peak and two each at the first and second story. There is a center entrance in the gable front which is a replacement door with metal storm. Trim includes narrow cornerboards, a molded boxed cornice and full return and plain door and window surrounds.

On the north side the full length porch has turned posts and scroll-like cut brackets. There are four 6/6 windows in flat frames on the first story and four second story windows with molded frames. On the first story there is an entrance door which is slightly off center and has a multi-light storm door. The porch extends to an enclosed 1-story ell/enclosed entrance porch with 6/6 sash and door on the side facing onto the porch. The 4-bay south side has regular sized 6/6 sash in the first two bays up and down. The rear bay on the first story have small 3/1 sash and on the second floor there is a 3/3 and a regular 6/6 sash.

HISTORICAL STATEMENT - 8 CONCORD ROAD (continued)

Concord Road, although established by the mid-18th century was not readily used or settled on until the early 1800s. Nagog Hill Road to Concord Road was the north south route passing the Woodlawn Cemetery. At the village center Wood Lane was constructed in 1806 as a more direct route to the Union Turnpike (Route 2). Wood Lane is now a dead end street.

Little is known about this dwelling except that it was owned by John Fletcher for some time. Fletcher lived at 430 Main Street and owned the only industrial complex at Acton Centre, a boot and shoe factory which burned in 1862, was rebuilt and burned again in 1893. The factory was located opposite this house on Concord Road and Main Street. The house may have been leased to boot factory employees.

From 1889 the house was occupied by Solomon T. Flagg and at the turn of the century Isaac T. Flagg lived here.

Staple to Inventory form at bott

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: ACT.130
Historic Name: Evangelical Church
Common Name: Acton Evangelical Congregational Church
Address: 12 Concord Rd
City/Town: Acton
Village/Neighborhood: Acton
Local No: F-3A-48
Year Constructed:
Architect(s):
Architectural Style(s): Greek Revival; Queen Anne
Use(s): Church
Significance: Architecture; Community Planning; Religion
Area(s): ACT.B: Acton Centre Historic District
ACT.K: Acton Centre Historic District
Designation(s): Local Historic District (3/14/1991); Nat'l Register District (3/10/1983)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Glass; Wood Flushboard; Wood
Foundation: Granite; Concrete Unspecified; Stone, Cut; Cast Concrete



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

ACT. 130

DJ. ACT 3/14/11 LHD

USDA MAYNARD

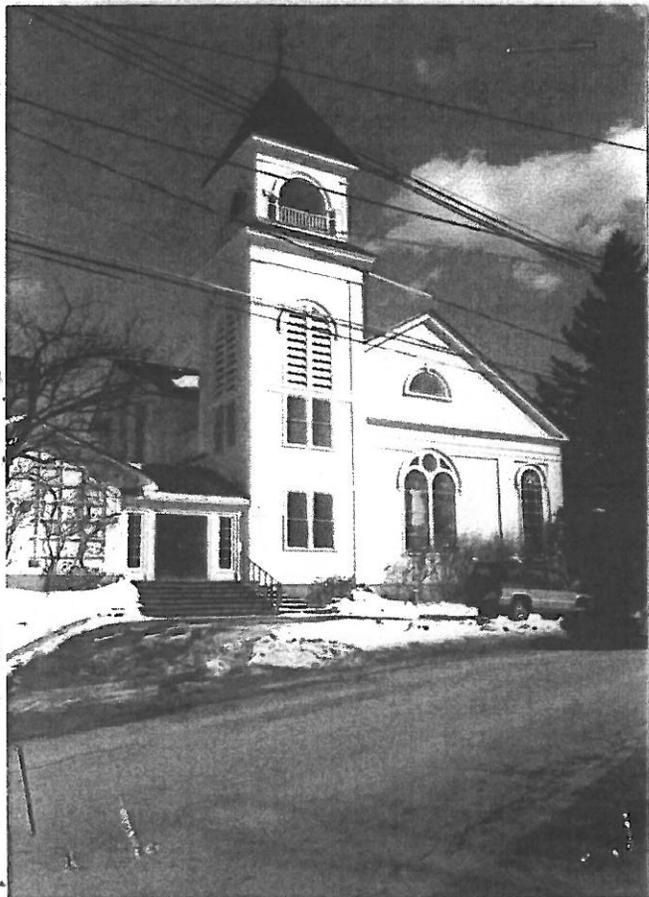
FORM B - BUILDING

AREA

FORM NO.

BK	130
----	-----

NEEDS 3110723



Town ACTON IC

Address 12 Concord Road

Historic Name Evangelical Church

The Acton Congregational Church

Use: Present religious

Original religious

DESCRIPTION

Date 1846 / 1898 / 1966

Source Fletcher / Phalen

Style Queen Anne

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings none

Location
or
findings

Major Alterations (with dates) 1966 - large rear wing and small modern ell next to tower

Condition good

Moved no Date n/a

Acreage less than one acre

Setting At village center, near Common and among early to mid 19th century dwellings large building taking up most of lot and extending to the rear of the lot - well established setting

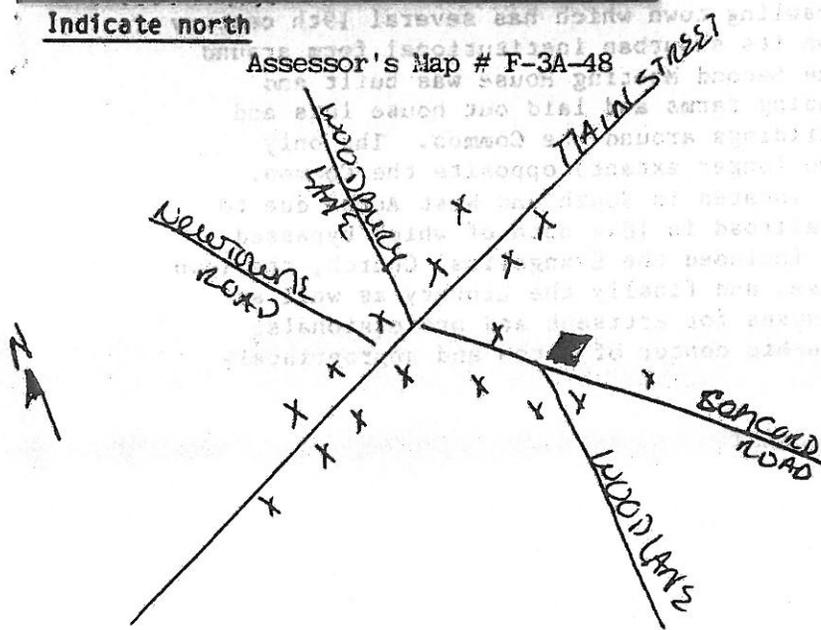
Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

Indicate north

Assessor's Map # F-3A-48



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.

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: 1856, 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

ACT. 130

Community: ACTON	Form No: B-130
Property Name: 12 Concord Road	

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

ARCHITECTURAL DESCRIPTION - 12 CONCORD ROAD

Today's Congregational Church is a result of three construction periods all of which can still be seen in the complex Queen Anne design. The templar gable front meeting house built in 1846 on a raised granite block foundation sits at an angle to Concord Road. The clapboard siding, flush board pilasters, and the molded entablature including a molded boxed cornice with full returns has been retained from the building's Greek Revival construction. The flush board pilasters frame the multi-light roundheaded window bays on each end of the large central bay in the gable front facade. These windows and the roundheaded fanlight in the templar gable end all have molded projecting lintels with tab ends. This gable front facade was altered in 1898 with the addition of the large central stained glass window with projecting molded lintel, the removal of the main entrance and the removal of a spire surmounting the gable peak.

The 1898 changes and additions are marked by the corner tower with its clapboard siding, flat corner pilasters with narrow molding suggesting capitals and its roundheaded scalloped louvered openings. The wide entablature and flared cornice support the upper stage of an arcaded bell tower with pyramidal top and cross spire. Each roundheaded arch of the bell tower has a molded projecting lintel springing from bracket or tab ends, and a balustrade across the opening flanked by small window lights.

The 1966 additions include the low 1-story side ell which now houses the entrance to the tower and sanctuary as well as the large gable roof addition at the rear. The enclosed entrance lobby has double panelled doors flanked by 10-light side-lights and separated by pilasters and narrow molding. To the left of this entrance bay is a 1-story gable front section with a raking cornice, no returns, and a vine lattice to break up the solid gable front wall surface. One of the pedimented gable additions is viewed behind the entrance bay and has wide corner pilasters, a deep cornice and returns and three roundheaded windows.

The east side which is partially viewed from Concord Road and from Wood Lane is dominated by a large projecting square bay with pediment top on molded concrete blocks to resemble dressed granite blocks. There are no windows on the front of this projecting bay and three roundheaded windows with projecting lintels and tab ends in the gable pediment. The raised granite foundation of this long east side is punctuated by three large 10/10 windows and one entrance door which is sheltered by the tall projecting bay on stilts. At the rear of the main body is a 1-story connecting ell leading to the wide gable roof 1966 addition which has modern casement windows and ribbon windows marking the top of the raised concrete aggregate foundation.

The west side which is only partially viewed from the public way is complex with a series of projecting gable end additions. The original meeting house design is recalled in the fenestration with multi-light tall windows and roundheaded windows similar to those on the templar gable front facade. From left to right there is the gable end of the large wide 1966 rear addition with wide raking cornice and eave overhang, no returns, and three roundheaded windows of the same size centered on the clapboard wall surface, a long shed roof 1-story ell

Start to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-130
Property Name: 12 Concord Road	

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

Act. 130

projecting from the main block, a tall templar gable end projecting entrance bay cut into the shed roof extension, and a wide pedimented projection half way between the tall entrance bay and the corner tower. The tall templar entrance bay has long multi-light windows on the side, double door entrance surmounted by a roundheaded multi-light window. The wide gable end projecting bay has three roundheaded windows with the center one taller than the end ones all with stained glass, molded corner pilasters, and a molded cornice with narrow returns. This gabled section sits on the long shed roof addition in which there is a string of vertical rectangular multi-light windows. In front of the tower is the long side of the 1966 addition to the front entrance ell west of the tower.

HISTORICAL STATEMENT

The formation of this church's congregation is particularly important in the development of Acton as it was a definitive action in exercising religious freedom when parishioners of the old Congregational Church broke away to form the Evangelical Society in March 1832. Two factions had been growing within the First Parish congregation with the introduction of Unitarian ideas. It was the conservative group or "Vestry" which left the First Parish to form the Evangelical Church. In preparation the Chapel (504 Main Street) had been built in 1829 and the first minister of the newly formed Society, the Rev. James Trask Woodbury (after whom Woodbury Lane is named) was called to service in August 1832. There were 44 founding members and others were admitted every second month for at least the next year with the largest group in November 1833. This rapid growth of the congregation led to the immediate construction of a meeting house on this site in 1833. That building burned in 1846 and the Greek Revival templar front meeting house was built immediately. The cost was \$6,000 for the 50' by 75' building which housed 82 pews. The pipe organ was installed in 1867.

The remodelling of the church building occurred in 1898 and the stained glass windows were gifts from parishioners and friends. The central front window was given by the Hon. William A. Wilde, library benefactor.

In 1910 the Evangelical Church was renamed the Acton Evangelical Congregational Church.



SIDE VIEW

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: ACT.131
Historic Name: Hosmer, Abner House
Common Name: Dole - Hapgood, J. House
Address: 20 Concord Rd
City/Town: Acton
Village/Neighborhood: Acton
Local No: F-3A-60
Year Constructed:
Architect(s): Hosmer, Abner
Architectural Style(s): Greek Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s): ACT.B: Acton Centre Historic District
ACT.K: Acton Centre Historic District
Designation(s): Local Historic District (3/14/1991); Nat'l Register District (3/10/1983)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Wood
Foundation: Granite; Concrete Cinderblock; Cast Concrete



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

FORM B - BUILDING

B. ACT
3/14/91 - LHD
3/14/91 - MAYNARD

3/14/91 - LHD ACT. 131

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

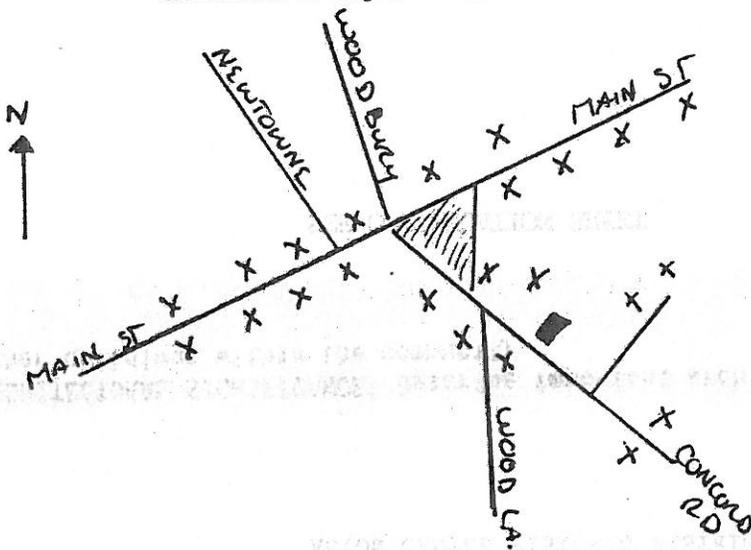
AREA BK FORM NO. 131

NADIS 3/17/83



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-60



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

ACTON ZC

Address 20 Concord Road

Historic Name Fletcher (rental property)

Periods Dole and Hapsgood (1850s)

Present single family residential

Original single family residential

DESCRIPTION

Year 1846

Source NR Nomination

Style Greek Revival / Italianate

Architect unknown

Exterior Wall Fabric wood clapboard

Outbuildings 2-car garage / barn with pair of carriage shed doors and 1 overhead door

Major Alterations (with dates) 1870s updating doorhood, porch and later shed roof dormers

Condition good

Moved no Date n/a

Acreage less than one acre

Setting Next to Church on east side of Concord Rd., mature well established

19th century neighborhood near civic-public religious and residential properties

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

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

- Atlases / Birdseye / Maps: 1851, 1856, 1871, 1875, 1889, 1892.
- Fletcher, Acton In History, 1890.
- 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-131
Property Name: 20 Concord Rd.	

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

ARCHITECTURAL DESCRIPTION - 20 CONCORD ROAD

The 1 1/2 story Greek Revival cottage with 1-story side ell has its gable-front facade facing the Church with the long side facing the road. Built on a granite foundation the house is sheathed in clapboards and has an asphalt shingle roof. In the mid-19th century the 3-bay side-hall entry facing the church was the main entrance. The 1870s hipped roof doorhood with heavily carved brackets is reminiscent of the conventional late 19th century updating of many of the local properties. The Italianate door with two roundheaded glass panels flanked by the Greek Revival feature of full side-lights has been preserved. The full pediment of the gable front retains its boxed molded cornice supported by the wide plain cornerboards. The two windows in the gable pediment have 1/1 sash like the other windows of the cottage.

The long west side facing Concord Road has four bays with 1/1 sash, plain surrounds and louvered shutters. There is a 2-bay shed roof dormer and the tall painted brick chimney pierces the roof just below the ridge in the middle of the main house block. The side ell, also facing Concord Road, has a sweeping bungalow-like full length porch on cast concrete block foundation and supported by round columns and a plain balustrade. The porch appears to be an early 20th century addition and the ell is a part of the original design or was added soon after construction due to its foundation and the footprints on 19th century maps. There is an entrance door with modern storm door flanked by 1/1 windows. There is a chimney in the ell also.

A white picket fence with arbor entrance once led to the side hall entry on the gable side of the house. Although the path no longer exists the overall effect is picturesque and contributes to the setting.

HISTORICAL STATEMENT - 20 CONCORD ROAD (continued)

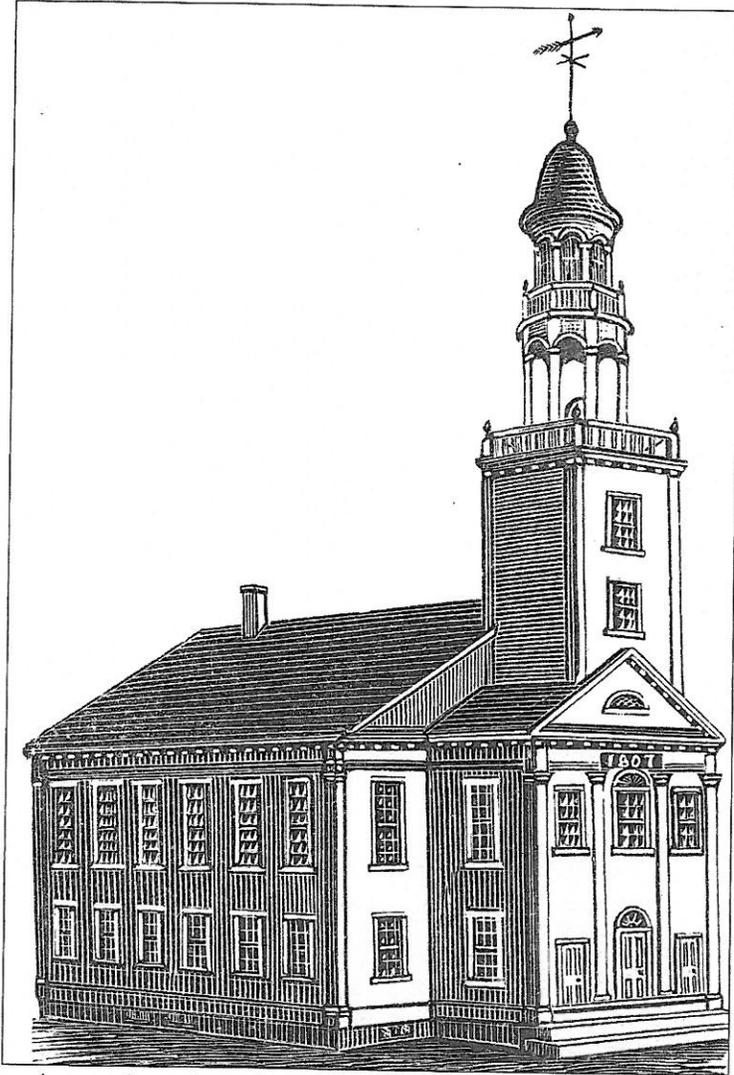
Concord Road, although established by the mid-18th century was not readily used or settled on until the early 1800s. Nagog Hill Road to Concord Road was the north south route passing the Woodlawn Cemetery. At the village center Wood Lane was constructed in 1806 as a more direct route to the Union Turnpike (Route 2). Wood Lane is now a dead end street.

Built in 1846 by housewright Abner Hosmer (b.1813) this cottage was constructed in the same year as the second meeting house of the Evangelical Church which it faces. Owners during the 1850s included Mrs. Dole (1851) and J. Hapgood (1856). From 1858 to 1893 the house was owned by Fletchers and was probably leased to boot and shoe factory workers. Deacon John Fletcher (1790-1879) and his sons Hon. John Fletcher (1827-1899) and Edwin ran the local industry. The late 19th century maps indicate that J. Fletcher owned the property in 1871 and E. Fletcher in 1875. By 1889 the Rev. James Fletcher lived here. It was he who wrote Acton's history in 1890 just before his death in the 1893 fire that swept through the boot and shoe factory and the Monument Hotel.

Staple to Inventory form at bottom

Church History for CPC

The roots of Acton Congregational Church started in 1735, when the first meeting house was built and Acton became a town. The first meeting house was built on the corner of Nagog and Main Streets currently known as Meeting House Hill. It was completed in 1738, and the first minister was Reverend John Swift. During the 97 years of the First Parish of Acton there were only three



The second meetinghouse, built in 1807, replaced the earlier meetinghouse at the corner of Main Street and Nagog Hill Road, now known as Meeting House Hill. The first meetinghouse had served from the time the town was incorporated. The second one also served for both worship and for town meetings. The building consisted of a main floor with a balcony around three sides and is similar to the First Parish Church in Carlisle in both the date of construction and appearance. As with the Carlisle church, a second floor was constructed by joining the balconies. The building was deeded to the Town of Acton in 1858 and became the town house. In 1862, a fire originated in the tailor's shop building and spread to a barn. Also consumed were the hotel, the Fletcher shoe factory, and, finally, the second meetinghouse.

ministers: Reverend Swift, Reverend Moses Adams, and Reverend Marshall Shedd. Reverend Swift was the Minister to Captain Isaac Davis and went to his house to bless the Minutemen on April 19th, 1775, before the march to Concord.

During Reverend Adams' ministry a new meeting house was built on the site of the present town hall and was dedicated in 1807. Reverend Moses Adams addressed the Davis Blues before they started to Boston for the war of 1812.

In 1832, the Acton Evangelical Society split from the Universalist Society. The Universalists remained at the Second Meeting House. When repairs became too expensive, the lower part of the Second Meeting House was leased to the town, leaving the upper part for religious services until 1859, when the whole building was deeded to the town.

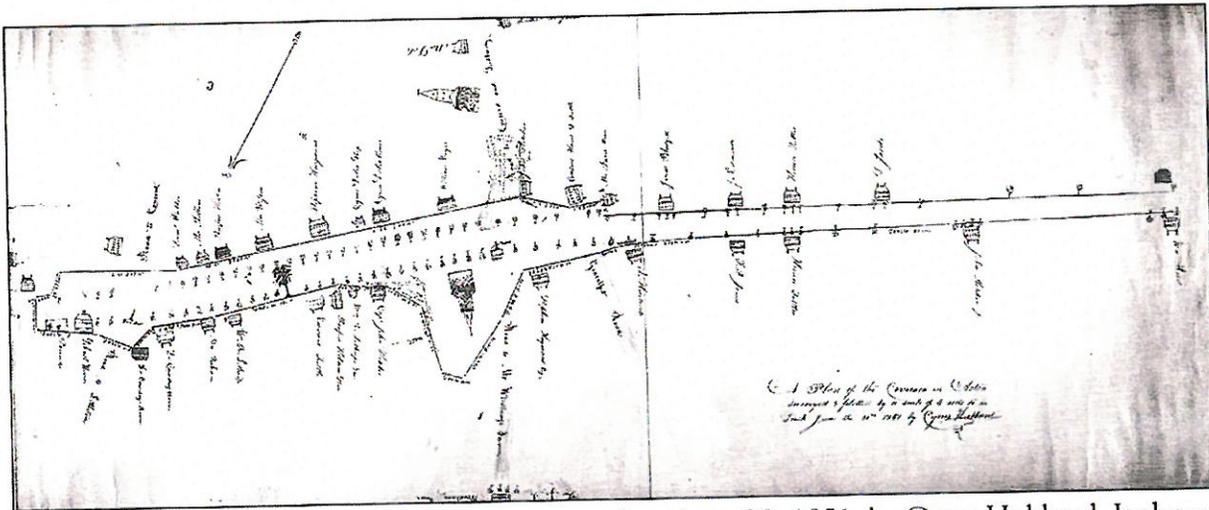
Unfortunately, the building burned to the ground in 1862, in a fire that threatened to consume the entire Acton Centre Village. The fire started in a tailor shop near where the current fire station stands, burned the Fletcher Shoe Factory and then the meeting house side of the road. The Fletcher Homestead stood where the library now stands, and was likely burned as well. The buildings across Concord Road were not

affected. The current Town Hall was erected in 1863.



The first John Fletcher & Sons Boot and Shoe Manufactory stood at the south end of the common near the present Spanish-American War Memorial. It appears on the map to be in the middle of what is now Concord Road. The building to the right is the store and tailor shop, where the fire originated in 1862 that burned the factory, barn, hotel, and town house. The shoe factory was replaced along with the hotel and the town hall the following year.

When the Evangelical Society split from the church, it was done via a motion at a meeting in the Second Meeting House. It was signed by 16 men with last names of Hayward, Wheeler, Tuttle, Conant and Hapgood. These are all important families in the town. Fifty-nine members asked to be dismissed to form the Evangelical Society of Acton. The new church was later known as the Evangelical Congregational Church until 1963, when it changed its name to Acton Congregational.



This is a plan of the common in Acton, surveyed on June 20, 1851, by Cyrus Hubbard. It shows later changes, such as the monument and road changes, in pencil. Notable is the fact that there is a shoe manufactory facing the common in the area of the present Spanish-American War Memorial and the hotel and barn that occupied the space between the present fire station and Main Street. (Town of Acton.)

10

In 1832, the church called Reverend James Trask Woodbury. He would also serve as a representative to the state legislature for one term while he was minister. He was credited with

getting the state funds to build the Davis Monument in the Acton Center common.



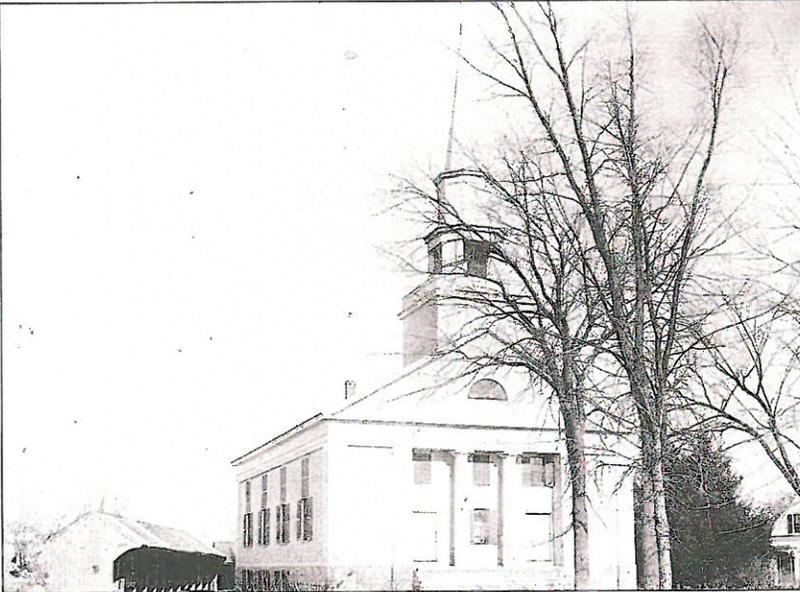
Rev. James Trask Woodbury graduated from Harvard University in 1823 with a law degree and was admitted to the New Hampshire bar in 1826. Several years later, he became interested in the ministry and, after more education, served the Evangelical church from 1832 until 1852. During his tenure in Acton, he petitioned the Massachusetts legislature for a sum of money to erect the monument on the town common. His efforts raised \$2,500, and the town of Acton raised \$500; the monument was dedicated on April 19, 1851. (Author's collection.)

Hanna Davis, the widow of Capt. Isaac Davis, died in 1741 and was buried in Woodlawn Cemetery next to her husband, who was killed at the North Bridge on April 19, 1775. Ten years later, the captain's remains were moved to the monument along with those of Abner Hosmer and James Hayward, who were also killed the same day. (Author's collection.)



He also secured a pension from the state for Captain Isaac Davis' widow, Hannah Davis (more below, see Wood). He was known for his anti-slavery sermons, and there have been rumors that he and the church were part of the Underground Railroad.

A chapel, which is the current Acton Woman's Club building, was built in 1829. This land was owned by the Reverend Moses Adams' estate and sold to Reverend Shedd in 1820, and Reverend Shedd deeded the property to Messrs. Davis, Wheeler and Parlin, who were trustees of the church when the chapel was built. Meetings of the Evangelical Church were held in the chapel. The chapel became too small for the growing congregation, and in 1833, the congregation built a



The Acton Center Congregational Church was built c. 1833 and faced south. The present building is dated 1846 but may be the 1833 building turned 90 degrees to face west. The steeple was originally central and was moved to the left corner in the late 1890s to give the building a Queen Anne appearance. Noteworthy in this image are the horse sheds, and the semicircular window is the most obvious architectural feature that has not changed during the church's history.

larger structure on the site of the present church. It was modeled after the Westford Union Congregational Church. The building was torn down in 1846, for construction of a larger church at the same site, using part of the same foundation at a cost of approximately \$6,000. It was a Greek Revival style with a center steeple and twin pillars at the entrance. While the 1833 building looked straight down Wood Lane, the second building was square to Concord Road after the road was built in 1836. The church had a Victorian renovation and 1898, which moved the steeple

from the center to the left side, where it is today. That is also the time when the stained glass windows were installed and dedicated to loyal members of the church, including Conant, Davis, and Hayward. The honorable William A. Wilde, the donor of the Acton Memorial Library, gave the double front window to the church in 1898, when all the stained glass was installed. This window is unique because many details, especially the details of Christ's face, are painted on the interior side of the stained glass and cannot be seen from the outside.

This occurred during the ministry of Reverend Franklin Wood, who was the first occupant of the church's parsonage, built in 1875. It is the Victorian building standing at One Wood Lane next to the fire house.

Reverend Wood is best known for a speech that he gave in 1875, at the centennial of the Concord fight, which apparently was the greatest celebration Middlesex County ever experienced. In the audience were numerous dignitaries, including President Grant and ex-President Franklin Pierce. In Reverend Wood's speech, he related the details regarding the part played by Captain Isaac Davis and the other men of Acton in the Concord fight, and concluded by reading the deposition of Hannah Davis concerning her knowledge of the events of the day.

The parsonage at Wood Lane was renovated in 1951, before Reverend Grimshaw's ministry started. With a growing congregation and the desire to have all church properties on one contiguous lot, the church bought the building at 481 Main Street adjacent to the church and directly across the street from the Town Hall in 1958. The property was known as the Lothrop property. It consisted of approximately one acre of land on the Village Green. The house was known as the Brooks-Noyes house, and had a large barn that was converted into a much needed Sunday School space. It is believed to have been built in 1790 and was documented to have existed when the First Meeting House was erected. The church sold this house in 2002. This was done primarily because parsonages were no longer of interest for Senior Ministers and the addition on the church made the Sunday School space in the barn redundant.

In 1961, the church called Reverend Justin Hartman. During his time, the church expanded quickly. It added the Senior Minister's office, a church administration office, a library off of the front near Concord Road, and a large structure in the back that included classrooms, a large worship area and a kitchen. Today this is known as Hartman Hall.

In 1966, the Bean House (**John Fletcher House**) came on the market. The church's funds were committed to the parish hall and library expansion. Miss Gladys Bean, in her will, had left her house to the church, but when she entered Rivercrest Deaconess Home in Concord, a condition of her admittance was that her property would go to the Home. In 1966, the Home was willing to sell the Bean House to the church. Church members, however, felt it was not the best time for the church, having just taken out a large mortgage for the parish hall construction. Everyone agreed, however, that the location of the property made it crucial for the church to own the house. Her adamant desire that the church must buy it, along with her at least half serious threat that she would "never speak to any church members again if they didn't buy it" probably settled the issue. The Board of Trustees did manage the \$12,766.44 purchase price, but making the house livable was mostly the work of the Youth Director, Richard Sparrow, and his wife Jane, who took up residence there. On October 29th, 1967, they had sufficiently repaired and redecorated to hold an open house for the church. This house is believed to be built in 1851.

The land on which the house was built at 8 Concord Road was conveyed by Mrs. Hannah Layton to David Bernard in 1816, along with one third of the blacksmith shop that stood on the premises. **In 1820, James and John Fletcher had established a store and shoemakers shop on the land.** The present house, originally a Greek Revival style and later Victorianized, was built after 1851. It is not shown on the 1851 survey of the Common. The complete renovation of the Bean house in 1975 added greatly to the value of the property. A plan was presented for gutting the interior of the house and then rebuilding it entirely within the empty shell. The work began in early April

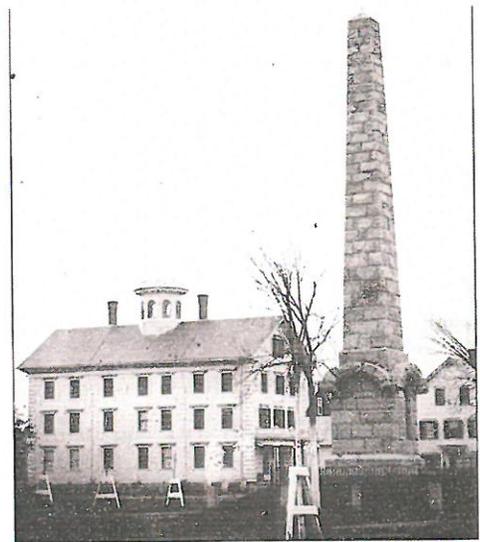
1975, and was finished on January 4th, 1976. It is estimated that the renovation utilized \$20,000 worth of volunteer labor. The work was practically the equivalent of building a completely new house.

The current organ in the church is the third in its history. It was built by JH & CS Odell in 1888, for the Chapel of the Holy Cross Academy, 343 West 42nd Street Manhattan New York. It became available in 1973, when the Academy building was scheduled for raising. The organ was obtained by the Andover Organ Company, Methuen, MA and dismantled just ahead of the wrecking ball, to be completely rebuilt and revoiced by that company. The organ was located for our church by the Organ Clearing House, Harrisville, New Hampshire. Like the Simmons organ before it, the instrument has tracker action, making it reliable, long-lasting and pleasing to play. It was installed in the church in the fall of 1976. In February of 1982, the Andover Organ Company installed a new 8-foot oboe organ stop in the pipe organ.



This is an interior view of the Acton Center Congregational Church of 1898. Changes included the repositioning of the pulpit, organ, a corner of the church and installing stained-glass memorial windows on the left side of the room could be opened to increase the s

In 1863, the John Fletcher & Sons Boot and Shoe Manufactory was rebuilt on the same location and was similar to the architectural features on the present Acton Town Hall, also rebuilt at the same time. The new factory was three stories in height, had a central cupola with a flagpole on top, and a front porch similar to the town hall. In the background is the Monument House, which replaced a former hotel. Both of these buildings have since burned—the factory in 1893 and the hotel in 1913.



This is an undated image of the interior of the Acton Center Congregational Church after the organ was installed in 1867.

Even the church bell has a long history. It may have been what Henry David Thoreau records that he heard from the Acton church on Sunday. In *Walden; or Life in the Woods*, in which

he tells of a two-year experiment in living in the edge of Walden Pond beginning in 1845, Thoreau writes, "Sometimes, on Sunday, I heard the bells, the Lincoln, Acton, Bedford or Concord bells,

when the wind was favorable, a faint, sweet, and, as it were, natural melody, worth importing into the wilderness."

The present bell was dated 1860, and has commemorated many significant events in our national history. It was rung by one man from the 1920s until 1977; that man was Mr. R. J. Bond. We know it was rung to mark the end of World War II in August of 1945; to celebrate the end of the Korean War in the 1950s; in January 1973, to show the end of the long drawn out war in Vietnam; and on July 4th, 1976, to mark the entry of the United States into the 3rd century. In addition, the bell is rung every Sunday morning before the church service begins and on request, when newly married brides and grooms leave the church. The 1860 bell, present today, is inscribed, "*Oh bless our God ye people and make the voice of His praise be heard. Enter into His gates with Thanksgiving and into His court with praise - 1860.*"

