



THE JONES & FAULKNER MILLS
ESTABLISHED 1702

*IRON WORK FARM
IN ACTON INC.*

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

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

AN EDUCATIONAL, NON-PROFIT HISTORICAL CORPORATION CHARTERED 1964

November 12, 2004

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

Ladies and Gentlemen:

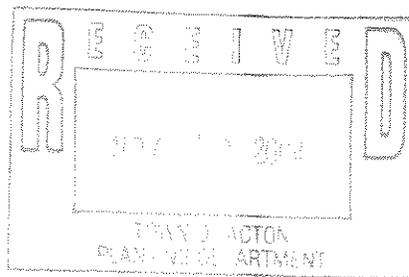
Enclosed please find fifteen copies of an application, with supporting material, requesting Community Preservation funding under the Historic Preservation category for chimney restoration and stabilization at the Jones Tavern, 128 Main Street

As the only pre-Revolutionary tavern in the south part of town and the farmhouse of five generations of the Jones family—business owners, patriots, real-estate developers and residents of South Acton for over 200 years—the National Register-listed property is one of the most important historic and cultural resources in Acton. The non-profit Iron Work Farm in Acton, Inc. is proud to operate the building as one of the town's three house museums.

We hope that you will give the application your careful consideration, and we would be happy to provide you with more information upon request.

Sincerely,

Lawrence A. Sorli,
President



NOV 12 2004

TOWN CLERK
ACTON

PROJECT APPLICATION FORM

Applicant: Iron Work Farm in Acton, Inc.

Submission Date: November 12, 2004

PO Box 1111
Acton, MA 01720

Purpose:
Historic Preservation

978-369-7799 (IWF President, Larry Sorli)
Sorli@aol.com

Project Name: Jones Tavern chimney stabilization

Project Location/address: Jones Tavern, 128 Main Street

Amount Requested: \$ 43,250

Project Summary:

The proposed project will stabilize and restore the building's four brick chimneys, which range in date from 1732 (the main center chimney, which was reduced in size in the early 20th century) to ca. 1845 (the chimney in the west ell.)

Estimated Date for Commencement of Project: September, 2005

Estimated Date for Completion of Project: November, 2005

JONES TAVERN CHIMNEY STABILIZATION

PROJECT NARRATIVE.

Project description

The four chimney stacks above the wood shingled roofs of the Jones Tavern are in poor structural condition due to the gradual deterioration of the lime-based mortar joints over time. Although the chimneys appear fairly solid from the ground, closer inspection reveals open holes and several serious cracks in the mortar joints on the exterior faces. Inside the chimneys, the mortar joints are deeply eroded and there is extensive biological growth in the form of moss within these open joints.

Moreover, the interior brick flue partitions have been gradually losing their upper courses of brick, portions of which occasionally fall into the fireplaces within the building. (There are no dampers in the fireplaces, and in addition to the fallen bricks, each year a number of birds find their way down the chimneys and into the building.)

Each chimney has an internal brick partition creating two separate flues. Only one flue is actively used for the gas-fired boiler. The others serve fireplaces within the museum house that are not in use, and which will never be used in the future due to the high risk of fire. Most of the chimneys date to the early 19th century, and have undoubtedly been repointed once or twice on the outer faces. However, the inner faces of the brick chimney flues are not accessible, and cannot be repointed without dismantling the bricks and rebuilding. For this reason, the mortar is only sound to a depth of an inch or so from the outside face of the brick.

In the mid- 1980s, with the help of a Massachusetts Preservation Projects Grant from the Massachusetts Historical Commission the Tavern was re-roofed with wood cedar shingles. At that time, new lead flashing was installed around the chimneys to ensure a leak-proof installation of the roof shingles. The grant also covered some minor repointing of brick joints on the exterior face of the west chimney. The wood shingle roof has now reached the end of its service life, and we will need to replace the shingles in the near future. The rebuilding of the chimneys should be completed before the new roof shingles are installed to avoid damage to the new roof.

The rebuilt chimneys will receive unobtrusive bluestone caps raised up above the top course of the chimneys with half-brick spacers set at the corners. The caps prevent acidic rain from entering the building and the chimney flues and causing mortar erosion on the interior surfaces. Spacing the caps slightly above the tops of the chimneys prevents the formation of condensation within the flues by allowing free air movement. Screening will be set into the top course of brick to keep birds and insects from entering the chimneys. A flexible stainless steel flue pipe will be installed within the chimney that serves the gas boiler.

Background

The Iron Work Farm in Acton, Inc. has a long track record of responsible stewardship of its two historic properties, the 1707 Faulkner Homestead at 5 High Street, and the Jones Tavern, 128 Main Street, both of which are listed individually on the National Register of Historic Places. The organization has been in operation for over forty years, and has acquired significant experience in managing and implementing construction and rehabilitation projects which adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Faulkner Homestead, the oldest building in Acton, has been nearly fully restored, and the organization has operated it as a house museum since 1970. The Iron Work Farm began, however, with the acquisition of Jones Tavern, the subject of this application. In 1964, Barbara Nylander and Mary Hadley responded to the imminent demolition of the Tavern by quickly assembling a group of concerned citizens to save it. They formed a non-profit organization, the Iron Work Farm in Acton, named after the 600-acre tract that ultimately became the south/southwest part of Acton, (formerly the farm belonging to the Concord Ironworks), and restored the Tavern to become a local museum. The museum operated for only a few months, however, when lightning struck the west chimney, causing a fire which resulted in enough damage that the building was closed to the public for 33 years. Finally, after many years of work by volunteers, and with the help of two matching Preservation Projects Fund grants from the Massachusetts Historical Commission, the Tavern was again opened to the public on Patriots Day, 2000.

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

The building is also a repository for important documents belonging to the Iron Work Farm and pertaining to Acton history, particularly to the development of South Acton and to the role of the Jones family, their farm, and their many businesses. One of the businesses housed in the Tavern was the first store in Acton, which ultimately grew to become the large Tuttle, Jones & Wetherbee department store in what we know as Exchange Hall. Three years ago, Iron Work Farm volunteers restored a small room in the fire-damaged part of the building to be used as an office and storage area for our document collection. Last year, after the death of Barbara Nylander, her family made an extraordinary gift to that collection—all of the meticulous, lifelong research regarding South Acton, and especially our two buildings, done by her late son, historian Robert Nylander.

Along with the Faulkner Homestead and Exchange Hall, Jones Tavern is truly a cornerstone of South Acton center. The Town of Acton Master Plan singled out the building as an important contributing element to the New England character of Acton as a community “with strong . . . historic roots.” The master plan also established “protection for Acton’s historic buildings and centers”, including Jones Tavern, as a High Priority action item. The 1998 Master Plan Update expanded on that theme when it included in its community-preservation strategy item #NC29: “Encourage public/private partnerships for preservation.” It was clear to the town’s citizens then, and is even more so now, that it would never be practical or even possible to maintain the historic character of Acton through municipal ownership of its most important properties. Private ownership, especially the stewardship provided by private, non-profit organizations, will always play a major part in the preservation of the community’s historic and cultural resources, and therefore in the maintenance of Acton’s historic character. We see the pairing of our organization’s volunteer and membership base with the support of the town-wide Community Preservation Fund as the very best type of public-private partnership.

Work plan.

The project will be accomplished in a single phase. Since it must be done when the temperature is above freezing, we have tentatively planned it for early fall, 2005. However, depending on the length of the procurement phase of the project, if it cannot be started early in the fall, we will postpone it until the spring of 2006.

SITE CONTROL

The applicant, the Iron Work Farm in Acton, Inc. is the owner of the property. The Board of Directors, which has full powers to act on all matters relating to the Jones Tavern, voted unanimously to apply for Community Preservation Funds for this project on October 12, 2004.

PROJECT SCOPE

The Project Scope is detailed in the attached specification entitled "Section 04520 – Masonry Restoration." The work will not require multiple trades. Only masonry contractors with demonstrated experience in historic brick restoration work using specialized mortar mixes should be considered for the project. All work will be done according to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

COST ESTIMATE

A cost estimate prepared by restoration mason David Bergquist, totaling \$43,250, is attached.

FEASIBILITY

The Iron Work Farm Board of Directors has planned for this chimney work as a logical and badly needed step to be done prior to the next replacement of the roof shingles on the main parts of the building. We have completed several major restoration and rehabilitation projects at the Tavern over the past four decades, two of which followed public bidding procedures, and we are confident in the feasibility of this one. To that end, the Board has committed a portion of our current capital account (which is reserved for anticipated extraordinary expenditures above and beyond ordinary repair and maintenance) to the project.

We also anticipate the guidance of the Massachusetts Historical Commission (MHC) as the project moves forward. Since our first Massachusetts Preservation Projects Fund grant project in 1987, MHC has held a **Preservation Restriction** on the Jones Tavern property. The restriction is recorded with the Middlesex County Registry of Deeds, and runs in perpetuity. A copy of the restriction is attached. Ensuring that the chimney stabilization project meets the standards and requirements of the preservation restriction will also ensure that the public's investment in the project is protected.

As required under the terms of the restriction, the Iron Work Farm Board of Directors has sought and received permission from MHC for projected construction work on the Tavern property on several occasions since 1987. The most recent MHC approval has been for the upcoming connection of the Tavern to the municipal sewer system, which is planned for mid-November, 2004. If our chimney project is recommended by the CPC for the Town Meeting warrant, we will send the projected scope of work to MHC for approval. We do not anticipate that they will require any changes to the specifications, but if they do, we will forward that information to the CPC prior to the April 2005 Town Meeting.

MAPS

USGS Map and Assessors map are attached.

OTHER ATTACHMENTS:

1. **Project specifications.**
2. **Architectural roof plan.**
3. **Photographs** of the building and the chimneys, showing existing conditions.
4. **Project cost estimate.**
5. **Historic inventory form.** (National Register documentation form is also available, on request.)
6. **Preservation Restriction,** held by Mass. Historical Commission; as recorded in the Middlesex County (South) Registry of Deeds.
7. **Iron Work Farm Certificate of Incorporation,** 1965.

MASSACHUSETTS MIDDLESEX COUNTY

JONES TOWN
128 MTJW ST.
ACTON

LEOMINSTER 26 KM.
4.3 KM. TO INTERSTATE 49E

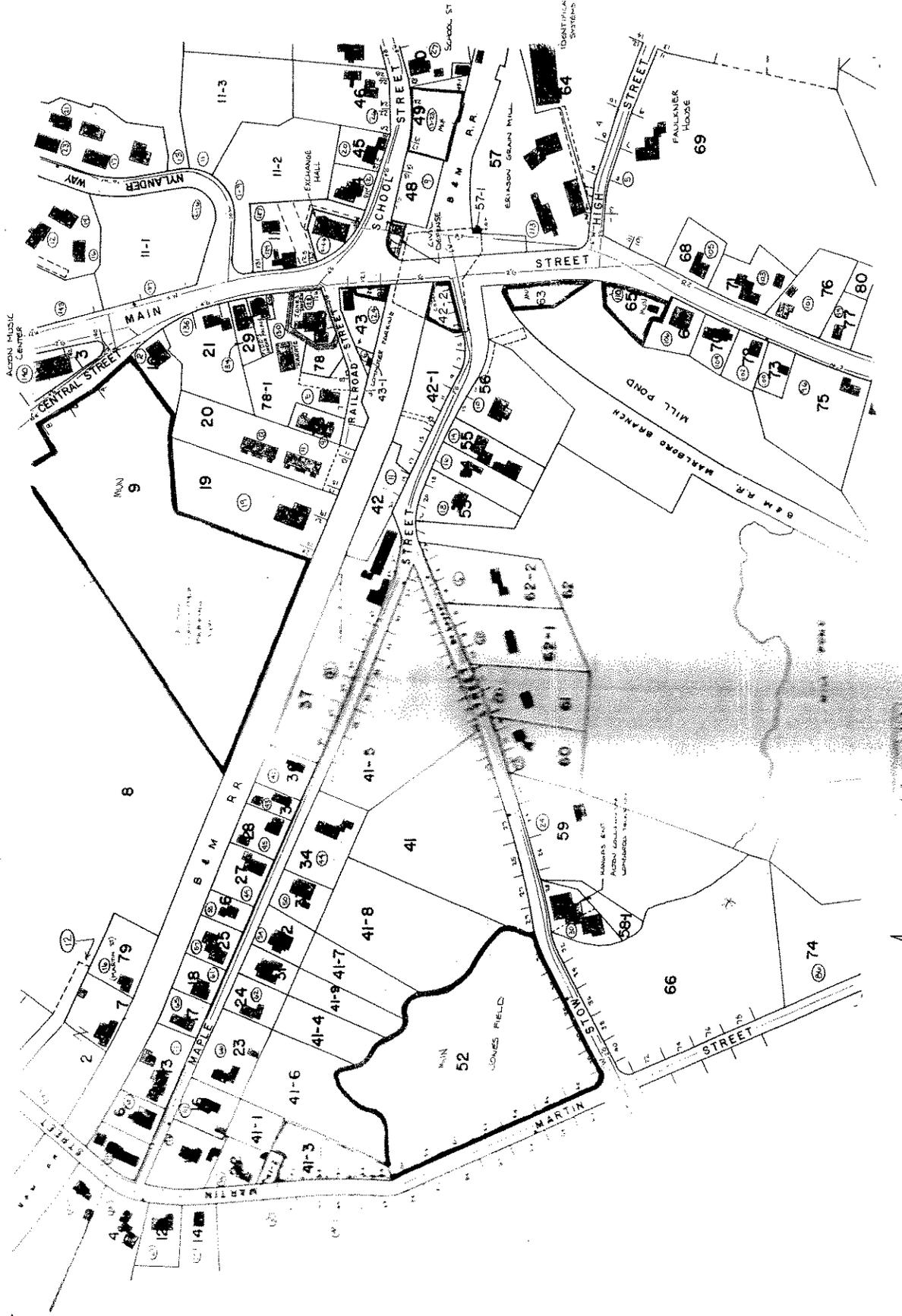
296

27° 30"

299

300





SECTION 04520

MASONRY RESTORATION

PART 1: GENERAL

1-1 DESCRIPTION: The work of this section consists of:

- A. The careful dismantling of four chimneys above the roof line and rebuilding of the same, using existing bricks, to the original dimensions.
- B. The removal of existing counterflashing and the installation and mortaring in of new lead counterflashing around the rebuilt chimneys, above the intersection with roofs and crickets.
- C. The installation of vented bluestone chimney caps on top of three of the restored chimneys.
- D. The installation of a stainless steel flue pipe within one of the restored chimneys that vents the existing gas-fired boiler.

1-2 QUALITY ASSURANCE

- A. Standards: Comply with Brick Institute of America "Technical Notes" and National Concrete Masonry Association "NCMA-TEK" information series.
- B. Comply with applicable recommendations of the National Park Service Technical Preservation Services Division as outlined in Preservation Briefs #2: *Repointing Mortar Joints in Historic Masonry Buildings*, latest version, except as modified by these Specifications.
- C. Standards for metal flashing: American Society for Testing Materials (ASTM); Sheet Metal and Air Conditioning Contractors Association, Inc. (SMACNA); National Contractors Association (NCA); Revere Copper Products, Inc. "Copper and Common Sense," latest edition; and manufacturer's printed instructions
- D. Qualifications of Mason(s): Masonry Contractor shall submit evidence demonstrating a minimum of 10 years experience working with historic brick masonry. Such evidence shall include a list of similar completed projects with a contact reference person and address for each project. Mason(s) shall also demonstrate experience working with traditional lime-base mortars.

1-3 SUBMITTALS: Submit product samples, shop drawings, manufacturer's literature and execute work samples for approval prior to ordering materials or commencement of actual work. Unacceptable technique in work samples must be removed and replaced until technique and mortar match acceptable to Architect is achieved. Submittals shall include the following:

- A. Shop Drawings: Provide drawings of existing chimneys and flue configurations to be reconstructed prior to dismantling. Drawings shall show all critical dimensions and illustrate

number of brick coursing and joint dimensions so that reconstructed work shall follow exactly the original design.

B. Product Literature and Certifications as applicable for:

1. All mortar materials
2. Stainless steel flue pipe, connections, support hardware and rain cap

C. Material samples:

1. Submit 20 cc dry sand sample proposed for use in mortar mix.
2. Submit samples of similarly molded (as existing old units) full brick types proposed as replacements (manufacturer's on-hand samples), indicating range of color and flashing characteristics, as well as surface texture, shape control, and edge definition characteristics of the respective manufacturer's specialty production units. Submit results of efflorescence testing for proposed replacement brick.
3. Pointing Mortar Samples: Provide 3 cured samples of specified type and color, approximately 6" x 1/2" x 1/2". Resubmit samples incorporating adjustments in component proportions and pigment colors as required by Architect, until an acceptable match of existing mortar color and texture is achieved.
4. Submit sample of bluestone proposed for use as chimney caps. Size of sample shall be large enough to demonstrate color, thickness, and surface characteristic.

D. Work Samples: After approval of replacement brick and mortar sample, provide a sample brick wall of approximately two-foot square in area demonstrating joint thickness and surface tooling of mortar joints. Use new bricks for sample wall. Resubmit sample wall making adjustments as necessary to obtain approval of Architect. Approved sample shall set the standard for final work.

1-4 PRODUCT HANDLING

A. Deliver packaged materials in unbroken packages with the manufacturer's name, brand, and material standard indicated plainly thereon.

B. Store and handle all materials in a manner as to prevent damage by water or water vapor. Store bulk materials on a clean surface or platform as required to protect from deterioration and to prevent inclusion of foreign matter. Store no packaged materials directly on the ground.

PART 2: MATERIALS

2-1 REPLACEMENT BRICKS: New replacement units shall closely match existing in

dimension, shape, texture, color, and flashing characteristics. Acceptable replacement brick shall be water-struck type brick such as Morin Restoration Bricks. Use of salvaged units from the interior flue partitions may be used to replace damaged units on the visible exterior faces of the chimneys, provided that such units match the existing. Salvaged units must be sound and free of mortar, surface mineral deposits, and creosote build-up. Replacement brick for interior partitions may be new brick. Do not use salvaged brick taken from other buildings.

2-2 CHIMNEY CAP STONE: Provide hard, natural, durable Pennsylvania Bluestone [quartzite sandstone] certified by quarry/manufacturer to be frost proof and having the following features and characteristics:

- A. Surface: Rough Cut
- B. Edges: Rough cut, natural broken appearance
- C. Color range: As approved by Architect
- D. Size: As required to cover flue openings and extend 1 ½ inches beyond outer edges of support bricks
- E. Thickness: 2" nominal
- F. Absorption: ASTM C97, 1.5 percent after 48 hours

2-3 INSECT SCREEN: Use heavy duty copper or stainless steel woven wire insect screen supported below by galvanized hardware cloth (woven ¼ inch mesh) to cover top of chimney flue openings.

2-4 MORTAR COMPONENTS

- A. Portland Cement: ASTM C-150, Type I, white or gray (whichever yields the best color match to historic mortar).
- B. Lime: ASTM C-207, Type S, masons hydrated lime.
- C. Sand: ASTM C-144, masonry sand, color matching sample provided by Architect.
- D. Water: Potable and free from deleterious amounts of acid, alkalies, or other materials.
- E. Dry Pigment: Lime-proof inorganic pigment as manufactured by Empire White Products Company, Landers-Segal Company, or equal as accepted by Architect.

2-5 MORTAR MIX

- A. Use the following proportions (Type O) as the basis for achieving an acceptable mix:
 - 1. Cement: 1 part by volume.
 - 2. Lime: Over 1 1/4 to 2 1/2 parts by volume.

3. Sand: Not less than 2 1/4 and not more than three times the sum of the separate volumes of cementitious materials (cement & lime).
4. Dry Pigment: Add small amount to dry mortar mix in such proportion as determined by approved mortar sample.
5. Water: As required.

2-6 STAINLESS STEEL FLUE AND ACCESSORIES

- A. Flue pipe shall be Ventinox system, .007 thickness, 8-inch diameter continuously welded spiral flexible stainless steel
- B. Accessories: Provide stainless steel "T" (for connection to boiler); sheet stainless steel to cover top of chimney flue with round hole for pipe penetration; aluminum or stainless steel angle supports at top of chimney bolted to pipe with stainless steel bolts; and stainless steel rain cap.

2-7 FLASHING

- A. Counterflashing: Sheet lead; Antimony 4 to 6 percent, remainder lead; 3 pounds per square foot.
- B. Base flashing: Lead coated copper, 16 oz.

PART 3: EXECUTION

3-1 INSPECTION

- A. After dismantling the chimneys, Architect shall examine all areas scheduled for work to determine whether remaining existing masonry conditions will adversely affect execution of the work of this section. Report any such conditions to the Architect.

3-2 SELECTIVE DEMOLITION

- A. Carefully dismantle sections of brick chimney to be rebuilt by gently taping loose brick with mason's hammer. Chisel out mortar joint if necessary to break bond. Avoid breaking or chipping brick units to the greatest extent possible. Work from approved staging and protect wood shingle roofs under staging and work areas with heavy tarps.
- B. Carefully clean old brick units of adhered mortar by gently knocking mortar with the sharp end of mason's hammer parallel with the face of brick being cleaned. Use a wire brush to remove thin mortar residues. Do not use acids or power abrasion tools to clean brick.
- C. Stack cleaned units on staging planks or plywood sheets on top of the roofs with cleats to hang plywood from ridge. Distribute the loads over as large areas of roof as practicable to

avoid concentrated loads roof framing members. If salvaged brick is stockpiled on the ground rather than the roof, they must not be tossed to the ground from the roof.

3-3 PROTECTION

- A. Prevent mortar from staining exposed masonry or roof surfaces. Maintain proper protection tarps over wood shingle roofs in work areas.
- B. Cold weather protection: Do not apply mortar when air or masonry temperature is below 40 degrees Fahrenheit or when it is expected to drop below 40 degrees Fahrenheit within 48 hours of the application of the mortar.
- C. Protection ongoing work from rain with heavy, water-proof sheeting on top and all sides of chimneys for at least 24 hours after mortar has been applied.
- D. Protect persons, motor vehicles, passageways, and surrounding landscaped surfaces and materials from injury or damage resulting from the execution of the work of this Section.

3-4 REBUILDING CHIMNEYS

- A. Rebuild chimneys in strict accordance with dimensions indicated on the approved existing conditions drawings.

3-5 MORTAR PREPARATION

- A. Dry Ingredients: Mix sand, cement, hydrated lime, and dry pigment (if required) thoroughly for at least three minutes before adding any water and until the even color of the mixed materials indicates that they have been thoroughly distributed throughout the mass.
- B. Water: After mixing dry ingredients, add water gradually until a thoroughly mixed mortar of the required plasticity is obtained. Mix for a minimum of three minutes and until thoroughly blended and free of all lumps.
- C. Clean mixing equipment thoroughly after each use to prevent hardened or partially hardened lumps of mortar from contaminating new batch.
- D. Mortar Additives: Add no additional substances to the mortar without the written permission of the Architect. Additional substances include, but are not limited to anti-freeze compounds and air entraining agents.
- E. Batch Life: Use mortar within twenty minutes of mixing. Do not add water ("re-tempering") in the attempt to make the mortar workable. Dispose of all unworkable mortar.

3-6 JOINT FINISHING

- A. Tool final layer of mortar, after it has become thumbprint hard. Mortar joints shall be tooled so that the brick arris stands free of the joint face. No feathering of mortar edges over brick faces will be permitted.
- B. Expose aggregate of mortar joints by applying water with stiff bristle brush just after mortar has set but before it has dried.
- C. Remove excess mortar from masonry just after it has set, but before it has dried, to prevent smearing. As needed, use natural bristle brush and/or wood paddle, with water. Use of muriatic acid or any acid-based masonry cleaners is prohibited.

3-7 CHIMNEY CAP INSTALLATION

- A. Embed insect screen on top of hardware cloth in a ½-inch thick mortar wash on top bricks surrounding each flue opening. Install bluestone chimney cap to cover entire top of rebuilt chimney. Space stone off the top of brick chimney using a half brick set at each corner. Place intermediate half-brick spacers at middle of long sides of rectangular chimneys. Set spacer bricks and stone in mortar beds of similar width to rest of chimney.

3-8 COUNTERFLASHING INSTALLATION

- A. Embed lead counterflashing into the mortar joints, extending in from the face of brick a minimum of 1 ½ inches.
- B. Step the flashing so horizontal joint of flashing embedment is a minimum of 4 inches above any adjacent roof plane. Overlap steps of flashing a minimum of 1 ½ inches. Trim bottom edges of flashing so that the flashing overlaps the horizontal plane of roof shingles a minimum of one inch.

3-9 STAINLESS STEEL FLUE INSTALLATION

- A. Install flexible stainless steel flue in accordance with manufacturer's instructions and recommendations.
- B. Support top of flue by bolting to aluminum angles set upon the top of chimney brick walls. Provide a sheet stainless-steel closure around flue pipe and under angles. Furnish weather cap for flue.
- C. Provide "T" connection at bottom of flue for connection to boiler and to allow for clean-out below.

3-10 CLEAN-UP

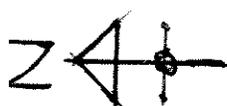
- A. After mortar has completely set, remove any excess mortar from masonry not previously

removed. Wash entire chimney surfaces with warm water solution of non-ionic detergent using a natural bristle brush. Use wood paddle to dislodge strongly adhered deposits. Rinse with clear water.

B. Remove protective materials only after approval of completed work is given by the Architect.

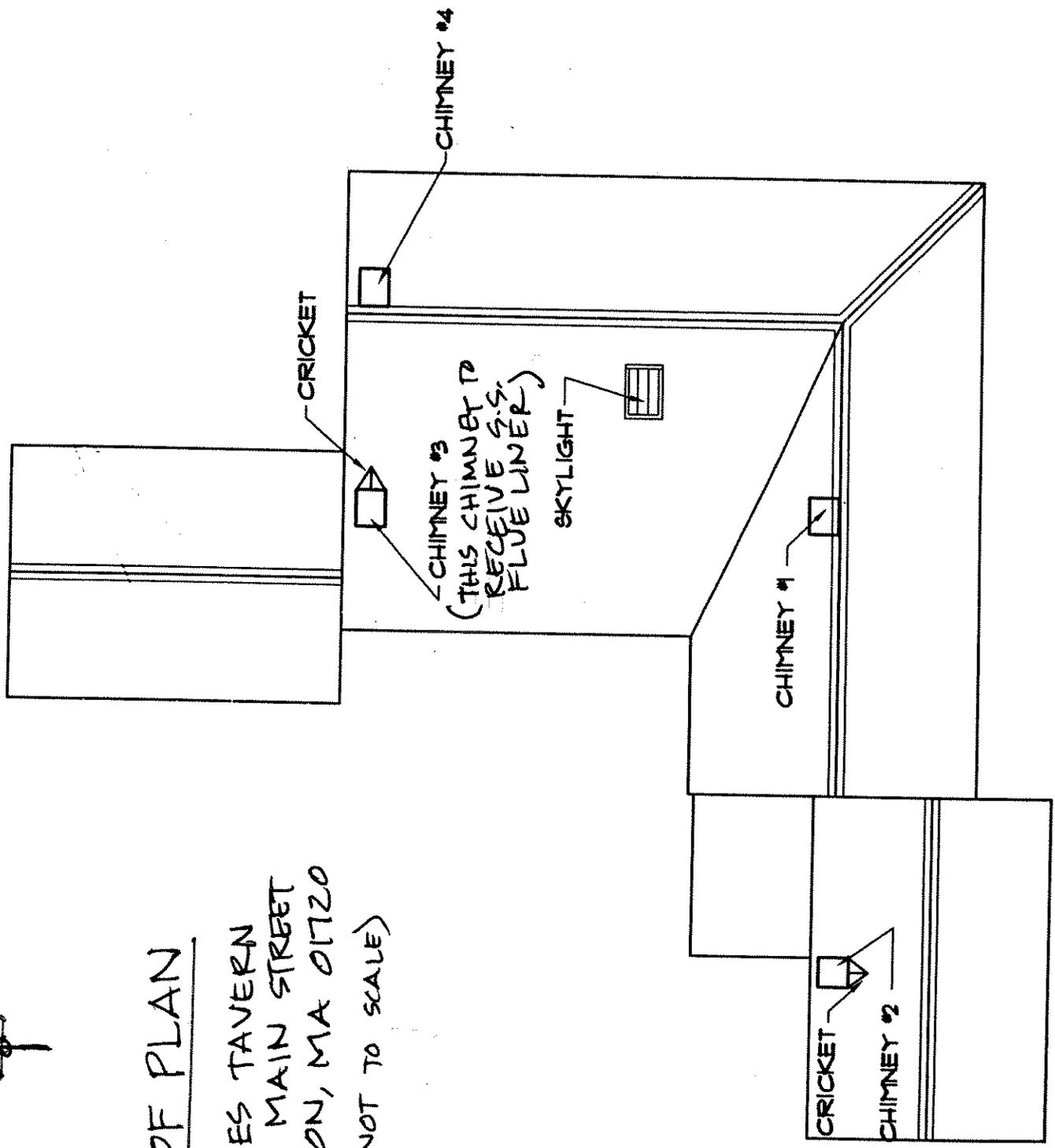
C. Leave the work area free of debris and accumulated matter.

END OF SECTION

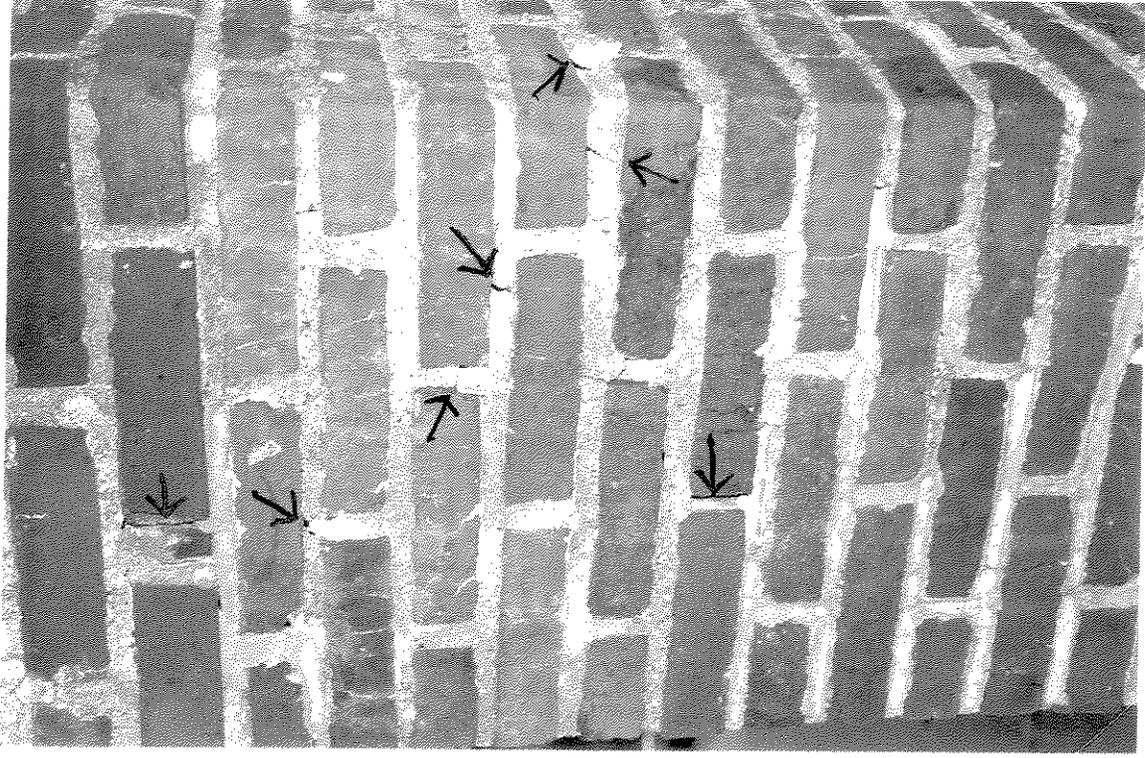


ROOF PLAN

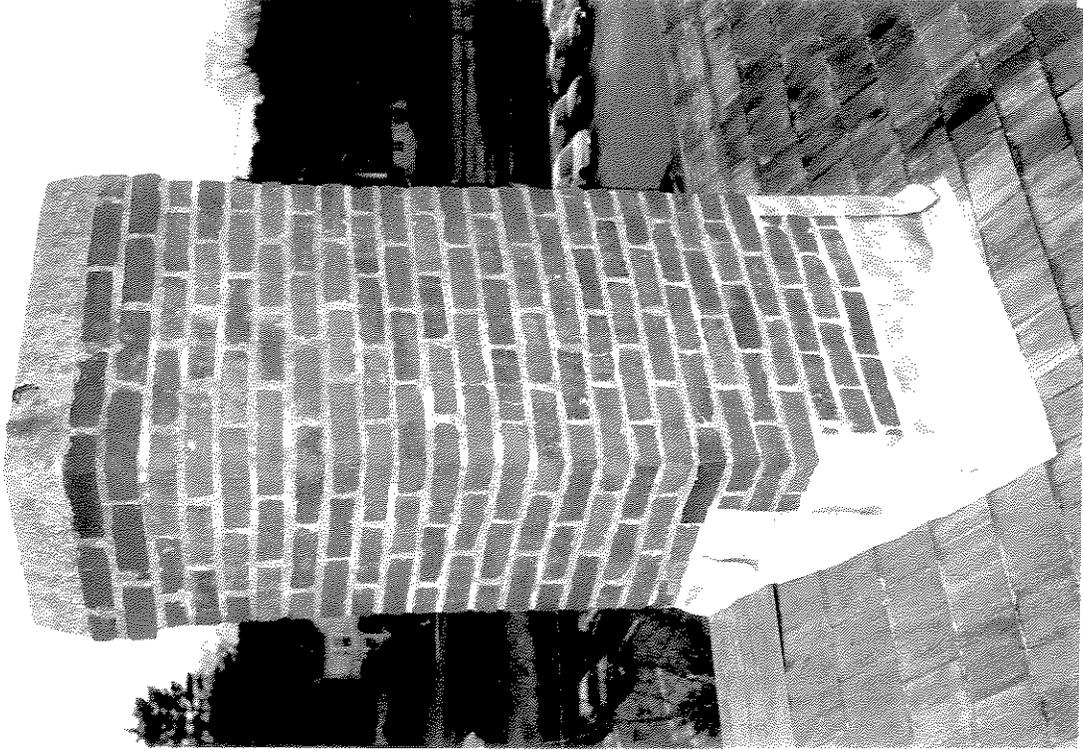
JONES TAVERN
128 MAIN STREET
ACTON, MA 01720
(NOT TO SCALE)



MAIN STREET



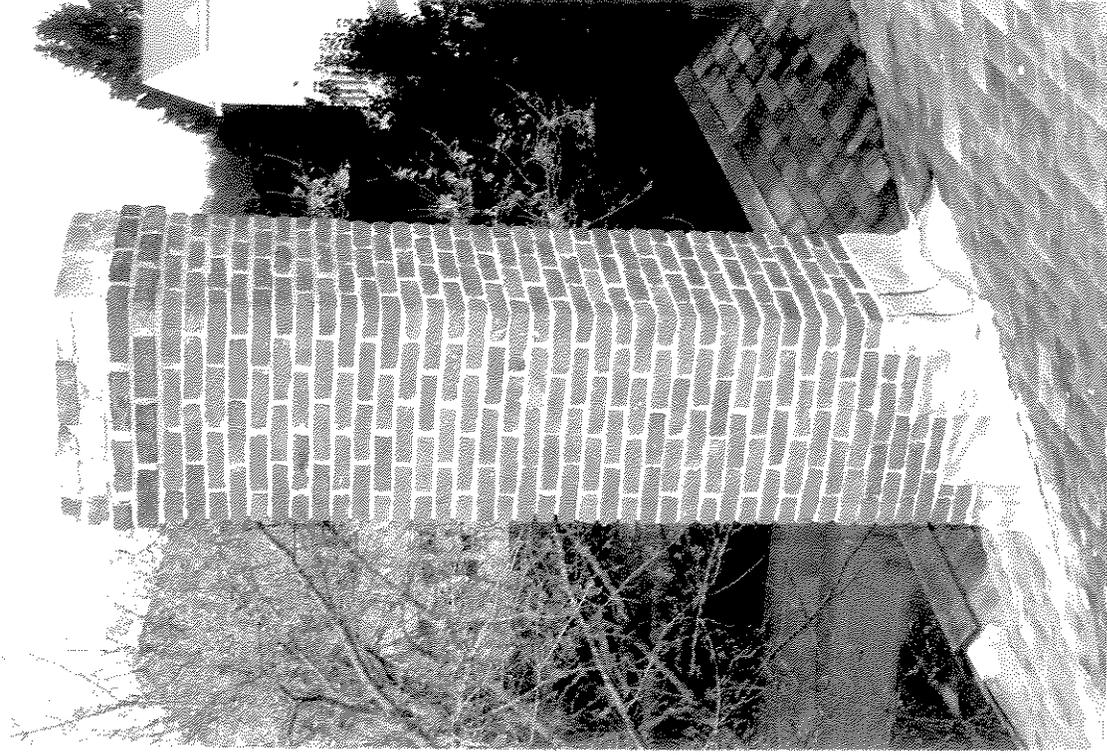
CLOSEUP [ARROWS INDICATE
MORTAR FAILURE]



CHIMNEY # 1



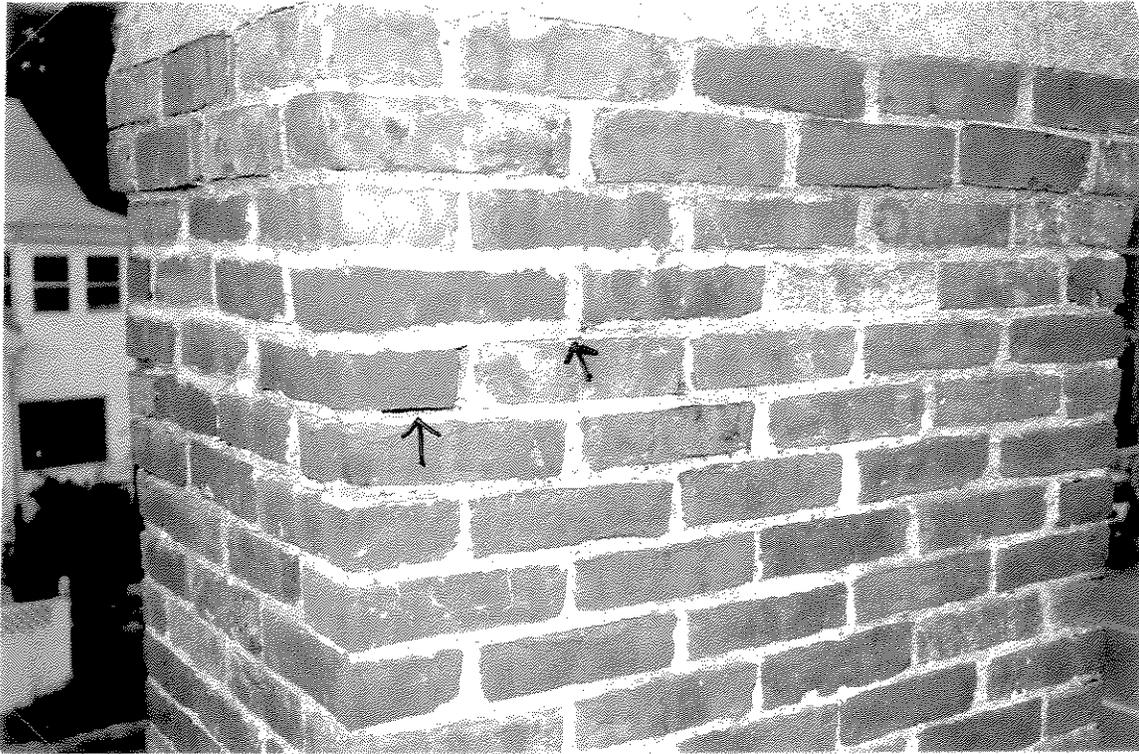
CHIMNEY # 2



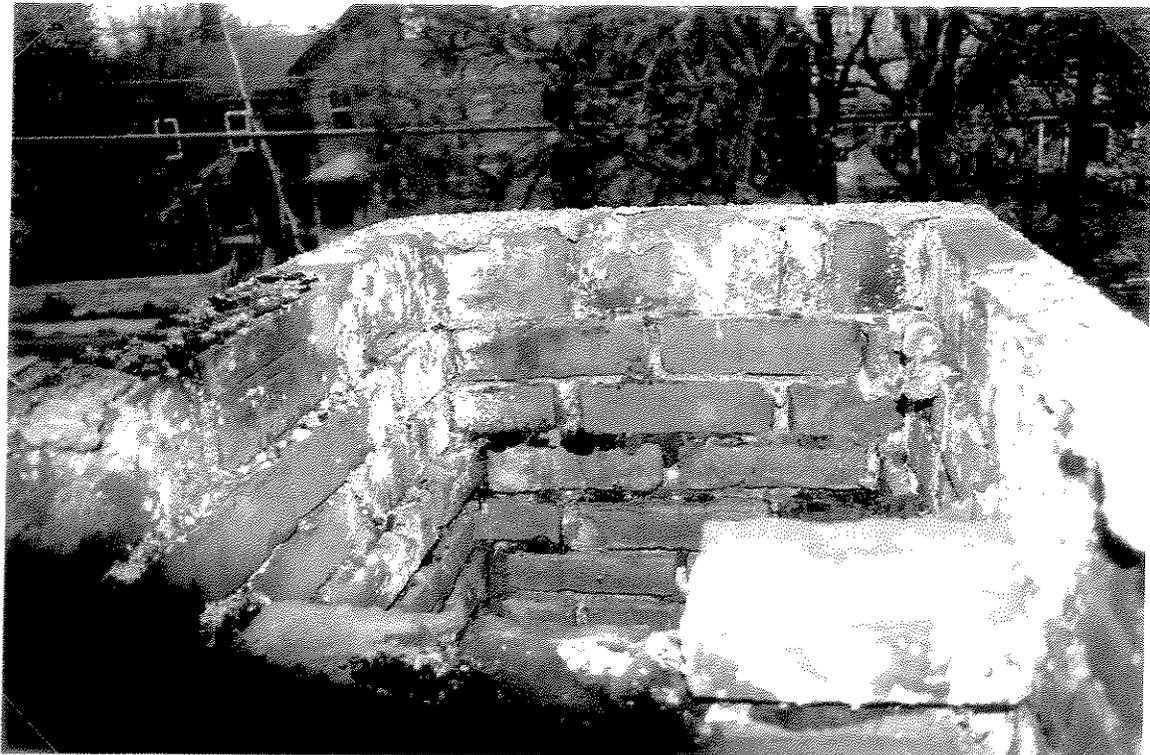
CHIMNEY # 3



CHIMNEY # 4



CLOSEUP OF CHIMNEY # 4
[ARROWS INDICATE AREAS OF MORTAR FAILURE]



INTERIOR OF TOP OF CHIMNEY # 4
[SHOWS ERODED MORTAR JOINTS, BIOLOGICAL GROWTH,
AND LOSS OF UPPER BRICK COURSES OF FLUE PARTITION]

J. David Bergquist
Masonry Restoration
P.O. Box 218
Temple, NH 03084
(603) 924-7037 (phone/fax)
(978) 815-3005 (day)

November 10, 2004

JOB ESTIMATE

TO:

Iron Works Farm, Inc.
P. O. Box 1111
Acton, MA 01720

LOCATION:

Jones Tavern
Main Street
Acton, MA 01720

DESCRIPTION:

Note: all work in this estimate is in compliance with Section 04520 of the Masonry Restoration specifications.

Cost of scaffolding & roof protection:
(All 4 chimneys combined) \$ 9,960.

Cost of brick cleaning for all 4 chimneys: \$11,240.

Cost of rebuilding chimneys. This cost includes flashing, sand mortar, bluestone tops with stainless steel insect screening, replacement brick as needed, shop drawings, brick samples, mortar samples and two-foot square brick wall samples: \$18,050.

Cost of insulated stainless steel Ventinox for gas appliances in basement and chimney base repair with new clean-out door: \$ 4,000.

TOTAL: -----
\$43,250.
=====



Own ACTON
 Address 128 Main Street
 Historic Name Jones Tavern
 Use: Present institutional/educational
 Original residential/commercial

DESCRIPTION

Date 1732 / 1818
 Source "Mill Corner"/Phalen/Nylander notes
 Style Georgian/Federal
 Architect unknown
 Exterior Wall Fabric wood clapboard
 Outbuildings none
 Major Alterations (with dates) none

Condition good

Moved no Date n/a

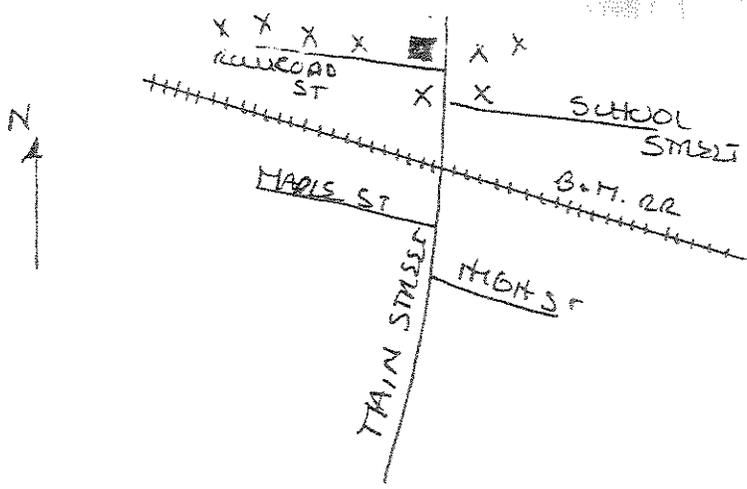
Acreage less than one acre

Setting Northwest corner of Main and
 Railroad Sts., at commercial center of
 South Acton Village, among mid 19th c.
 commercial and residential properties

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date May 1990



UTM REFERENCE _____
 USGS QUADRANGLE _____
 SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Listed on the National Register .

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

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

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

ARCHITECTURAL DESCRIPTION - 128 MAIN STREET

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

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

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

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

Staple to Inventory form at bottom

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

HISTORICAL STATEMENT - 128 MAIN STREET

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

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

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

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

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

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

Staple to Inventory form at bottom

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PRESERVATION RESTRICTION AGREEMENT

between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION and
Iron Work Farm in Acton Inc.

The parties to this Agreement are the Commonwealth of Massachusetts, by
and through the Massachusetts Historical Commission located at 80 Boylston
Street, Boston, Massachusetts, hereinafter referred to as the Commission,
and Iron Work Farm in Acton Inc.

located at 128 Main Street, Acton, Massachusetts,
hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property
with improvements thereon as described in a deed dated Dec. 31, 1964
Joseph A. Barker & Bevald Howell to Iron Work Farm in Acton Inc.
recorded with the Middlesex ^{South} Registry of Deeds at
Book 10725, Page 285, which is known as Jones Tavern
and which is located at 128 Main St., South Acton, Massachusetts,
hereinafter referred to as the Premises; and

WHEREAS, the Grantor wishes to impose certain restrictions, obligations
and duties upon it as the owner of the Premises and on the successors to its
right, title and interest therein, with respect to maintenance, protection,
and preservation of the Premises in order to protect the architectural,
archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for
the enjoyment and appreciation of its architectural, archaeological and
historical heritage and will serve the public interest in a manner consistent
with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to
as the Act; and

WHEREAS, the Commission is a government body organized under the laws of
the Commonwealth of Massachusetts and is authorized to accept these
preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys
to the Commission the following Preservation Restrictions which shall apply in
perpetuity to the Premises.

These Preservation Restrictions are set forth so as to ensure the
preservation of the architectural, archaeological and historical integrity of
the Premises.

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These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National Register of Historic Places under the provisions of the National Historic Preservation Act of 1966.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National Register of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: the Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing, or administering the Premises.

2. Inspection: The Grantor agrees that the Commission shall have the right to enter the Premises upon reasonable notice for the purpose of inspecting the Premises to determine whether the Grantor is in compliance with the terms of this Preservation Restriction.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including interiors, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, what constitutes alterations of a minor nature and ordinary maintenance and repair is set forth in Exhibit A which is attached to and made part of this Preservation Restriction.

4. Assignment: The Commission may assign this Preservation Restriction to another government body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties.

5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Preservation Restriction according to its terms. The invalidity or unenforceability of any part of this Preservation Restriction shall not affect the validity and enforceability of any other part of this Preservation Restriction.

6. Recording: The Grantor agrees to record this Preservation Restriction with the appropriate Registry of Deeds. A copy of the recorded Preservation Restriction shall then be filed with Commission.

7. Other Provisions:

(a). The Premises may not be subdivided without the prior written approval of the Commission.

The burden of these preservation restrictions enumerated in paragraphs 1 through 7, inclusive, shall run with the land and be binding upon future owners of an interest therein.

No deed stamps are required for the recording of this instrument.

WITNESS the execution hereof an an instrument under seal this 14th day of November, 1986.

Wesley W. Mowry

COMMONWEALTH OF MASSACHUSETTS

Middlesex
~~Suffolk~~ County, ss.

November 14, 1986

Then personally appeared before me the above-named Wesley W. Mowry, and acknowledged the foregoing to be the free act and deed of Wesley W. Mowry, before me.

Ronald D. Nylander
Notary Public
My Commission Expires: December 3, 1987

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned executive director of the Massachusetts Historical Commission, empowered to act for the Massachusetts Historical Commission, hereby certifies that the foregoing Preservation Restriction has been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Valerie A. Talmage
Valerie A. Talmage
Executive Director
Massachusetts Historical
Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

September 19, 1986

The personally appeared the above named Valerie Talmage and acknowledged the foregoing approval to be the free act and deed of the Massachusetts Historical Commission, before me

Elsa N. Fitzgerald
Notary Public
My Commission Expires: 11/3/89

The Commonwealth of Massachusetts



Be it Known That whereas

Donald O. Nylander, Barbara Nylander, Robert H. Nylander,
Herschel N. Hadley, Mary K. Hadley, Charles E. Orcutt, Jr.,
Florence A. Merriam

have associated themselves with the intention of forming a corporation under the name of
Iron Work Farm In Acton, Inc.

and have complied with the provisions of the Statutes of the Commonwealth in such case
made and provided, as appears from the Articles of Organization of said corporation,
duly approved by the State Secretary and recorded in this office:

Now, therefore, I, KEVIN H. WHITE, Secretary of The Commonwealth of
Massachusetts, Do Hereby Certify that said

Donald O. Nylander, Barbara Nylander, Robert H. Nylander,
Herschel N. Hadley, Mary K. Hadley, Charles E. Orcutt, Jr.,
Florence A. Merriam

their associates and successors are legally organized and established as, and are hereby
made an existing corporation as ofDecember 15, 1964.....under the name of

.....Iron Work Farm In Acton, Inc.

with the powers, rights and privileges, and subject to the limitations, duties and
restrictions, which by law appertain thereto.

Witness my official signature hereunto subscribed, and
the Great Seal of The Commonwealth of Massachusetts
hereunto affixed, thisThirteenth.....day of
January..... in the year of our Lord one thousand
nine hundred andsixty-five

Kevin H. White
Secretary of the Commonwealth