



November 9, 2008

To: Community Preservation Committee
c/o Planning Department
Acton Town Hall
472 Main Street
Acton, MA 01720

From: Bravery Realty Trust, Kimberly A Powers, Trustee
P.O. Box 2385
Acton, MA 01720

Ladies and Gentlemen of the Committee,

Please find attached an application for request of funds for repairs to the John Robbins house. Also enclosed are estimates for the work we are looking to do.
If you have any questions please feel free to contact me either at home 978-264-0513 or at work 978-263-5105.
Thank you for your consideration,

Kimberly A Powers, Trustee
Bravery Realty Trust

PROJECT APPLICATION FORM – 2009

Applicant: Bravery Realty Trust, Kimberly A Powers, Trustee

Submission Date: Nov. 10, 2008

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

144 Great Road
Acton, MA

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: John Robbins House

Project Location/Address: 144 Great Road, Acton, MA

Amount Requested: \$ 30,000.00 27,075.00 plus approx. 10% overrun
roof estimates enclosed, door and skylight estimates to follow

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

Replace present roof on the main house and carriage house. This is critical to prevent water infiltration, which could cause further damage to the house.

Repair front door: rebuild bottom of pilasters on both sides and replace threshold.

Rebuild and replace custom skylight on main house.

We believe the project is consistent with the CPC guidelines as this is one of the premier historic properties in town. The John Robbins House was built in 1800 and is one of Acton's four lottery houses. These houses were built or added on to by the winnings of a lottery ticket split by four gentlemen, including John Robbins, in the late 1700's. The lottery was held by Harvard College to help build Stoughton Hall.

The Robbins House was considered the grandest at the time it was built. The two-story transitional Georgian-to-Federal style house has a formal classical entry door surround, lavish interior wood-carvings based upon plates from William Pain's 1792 Practical Builder, stencil work attributed to Moses Eaton, and iron and brass door hardware. The property is unique because everything in the main house of historic significance is original to the house. From the wide pine floors, beehive fireplace, and faux painted fireplace mantle, to the hand-pulled doorbell and the hand carved name Elbridge on the back staircase. Prior to the house being sold, the previous owners, the Nylander family, placed the house into Historic New England's Stewardship program. This ensures the house will retain its historical nature in perpetuity. The house is also on the National Historic Register. The property is owned by Bravery Realty Trust, Kimberly A Powers, Trustee, and is the home of Powers Gallery.

Work done to date for the purpose of preservation is as follows:

New sills in the main house (All replacement materials used have been the same as original such as white oak beams as specified by Historic New England at an increased expense)

New corner post in the south-facing corner, due to termite damage.

New replacement timber in many spots over the sills; replaced due to termite damage.

Partial replacement of north corner post, due to termite damage

New timber framing (Red Oak) in basement

New footings and 100 lb per foot load bearing supports in basement

Extensive ornamental trim replacement due to water and termite damage.

Scraped and painted house and shutters

Rebuilt carriage house: new foundation, sills, support timber, roof line timber, all new siding done in original format.

New cinder block support for the north chimney in the basement, including extensive footings.

Replaced a portion of cement floor with French drain to discourage water infiltration

Exterior perimeter drains to discourage water infiltration

Work still to be done:

Weatherproof and repair all windows

Replace missing shutters

Face carriage house foundation with granite (to satisfy historic New England covenants)

Replace timber wall with stonewall in front of carriage house (to satisfy Historic New England covenants)

Further replacement of basement floor

Re-point and repair north and south chimneys

Repair 8 interior doors so they close properly

At this point in time the roof and front door are something that need to be addressed, as water will severely damage the property, which would make the costs truly prohibitive. Replacing the skylight makes sense since it can coincide with the roof work. Though the property is privately owned, because of the covenants placed on it through Historic New England, we truly are stewards of this property as will be any future owner. We have exhausted all of our resources and the above items which still need to be done we can pick away at over time. The roof and front door are important, as water damage will make future repair work prohibitively expensive. We are a private business, yet we are an art gallery which is open to the public, as such we have already hosted many events to benefit local non-profit groups. Groups that have held fundraisers or an evening of thanks to their donors include:

Emerson Hospital Auxiliary

Middlesex West Chamber of Commerce

Nashoba Valley Chapter of Hadassah

Friends of OAR

Acton-Boxborough United Way

Acton Historical Society- members meetings, one before renovation and one after

Because of its unique historic value to the town and because it will always remain as such we feel it falls under the CPC guidelines of preservation of historic properties. Other towns have supported donating money to private properties that are of significance to the town and the CPC and Town of Acton approved money for renovations to the Exchange Hall in South Acton, a privately owned property.

Estimated Date for Commencement of Project: As soon as funds are approved and received. _____

Estimated Date for Completion of Project: About one week for both projects. _____



INDUSTRIES INC.

ROOFING GUTTERS RUBBER ROOFS

Bravery Realty Trust
P.O. Box 2385
144 Great Road
Acton, MA 01720
978-263-5105

October 22, 2008

ROOF WILL BE HAND NAILED ONLY

1. Description of work area to be completed. Main building. Phase I
2. First detail is to install a tarp, or tarps from eaves of roof to prevent damage to house, landscape, plantings and lawn.
3. Next, remove existing layer of Asphalt Shingles and dispose of into a dumpster.
4. Completely de-nail roof, and re-nail roof sheathing to assure deck is properly fastened.
5. Replace any rotted or broken roofing boards at **NO** cost up to **100** linear feet for boards, or **100** square feet for plywood. Additional linear feet will be installed at \$4.00 per foot and \$2.25 per square foot for ½" CDX plywood. (5/8" will be at \$2.50, and ¾ at \$2.75 a square foot.)
6. Apply six feet of **Certainteed Winterguard** to all eaves of roof, three feet along sidewalls, three feet around chimneys and pipes, three feet in all valleys, and three feet along all rakes.
7. Next, apply **Certainteed Roofers Select** high performance, fiberglass re-enforced felt to the remainder of exposed roofing area.
8. All wall flashing will be inspected and replaced as needed. Any rotted or damaged siding that requires removal to replace flashings will need a Master Carpenter and Apprentice to rebuild/replace additional to roofing costs. This will be done on a time and materials basis if completed by Superior Industries, Inc. Any copper or lead counter flashing will be inspected and replaced as needed at an additional charge.
9. All Skylights will have a full surround of Ice and Water leak barrier. Skylights may require new flashing kits, which will be purchased and installed by Superior Roofing Industries Inc. *Skylights ten years or older are recommended for replacement. N/A
10. Apply a chalk line every five inches to assure proper exposure and straight courses.
11. Install eight-inch aluminum drip edge to all eaves. **WHITE**
12. Install new pipe flanges on all plumbing vents.



INDUSTRIES INC.

ROOFING GUTTERS RUBBER ROOFS

Bravery Realty Trust
P.O. Box 2385
144 Great Road
Acton, MA 01720
978-263-5105

October 22, 2008

ROOF WILL BE HAND NAILED ONLY

1. Description of work area to be completed. Carriage house. Phase II
2. First detail is to install a tarp, or tarps from eaves of roof to prevent damage to house, landscape, plantings and lawn.
3. Next, remove existing layer of Asphalt Shingles and dispose of into a dumpster.
4. Completely de-nail roof, and re-nail roof sheathing to assure deck is properly fastened.
5. Replace any rotted or broken roofing boards at **NO** cost up to **100** linear feet for boards, or **100** square feet for plywood. Additional linear feet will be installed at \$4.00 per foot and \$2.25 per square foot for ½" CDX plywood. (5/8" will be at \$2.50, and ¾ at \$2.75 a square foot.)
6. Apply six feet of **Certainteed Winterguard** to all eaves of roof, three feet along sidewalls, three feet around chimneys and pipes, three feet in all valleys, and three feet along all rakes.
7. Next, apply **Certainteed Roofers Select** high performance, fiberglass re-enforced felt to the remainder of exposed roofing area.
8. All wall flashing will be inspected and replaced as needed. Any rotted or damaged siding that requires removal to replace flashings will need a Master Carpenter and Apprentice to rebuild/replace additional to roofing costs. This will be done on a time and materials basis if completed by Superior Industries, Inc. Any copper or lead counter flashing will be inspected and replaced as needed at an additional charge.
9. All Skylights will have a full surround of Ice and Water leak barrier. Skylights may require new flashing kits, which will be purchased and installed by Superior Roofing Industries Inc. *Skylights ten years or older are recommended for replacement. N/A
10. Apply a chalk line every five inches to assure proper exposure and straight courses.
11. Install eight-inch aluminum drip edge to all eaves. **WHITE**
12. Install new pipe flanges on all plumbing vents.

Water damage on interior window sills due to water leaking through roof



Present condition of front door pilasters

