

PROJECT APPLICATION FORM – 2013

Applicant: Acton Historical Commission **Submission Date:** 11/15/12

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

472 Main Street, Acton, Ma
Contact: William Dickinson
978-549-0989, bill@nasharch.com

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Acton Historical Commission

Project Name: Asa Parlin House

Project Location/Address: 17 Woodbury Lane, Acton, MA

Amount Requested: \$ \$283,000

Project Summary:

The project is the restoration and stabilization of the historical elements of the Asa Parlin house. We propose to remove the 20th century additions, remove the hazardous materials, and stabilize the historical portion of the house as an artifact. After this project, the building would not be habitable but it would be stabilized and weather tight to preserve it for future use.

We are seeking \$283,000 in CPA funds; \$60,000 for hazardous material abatement and \$285,000 for stabilization and preservation. This includes construction and soft costs. Since the project would be constructed in 2014, so we also propose a 6% increase on construction costs for inflation (\$18,000). However, when we subtract the \$80,000 remaining from a previous 2011 CPA grant. It comes to a grand total of \$283,000 requested. We are not seeking funds for the site reclamation and landscaping (estimated cost of \$70,700) which we hope is to be completed with town forces.

Construction Costs

Hazardous material abatement:	\$52,000
Stabilization and Preservation:	\$248,000
	\$300,000
6% construction inflation	\$18,000
Total construction cost	\$318,000

Soft Costs

Hazardous material abatement:	\$8,000
Stabilization and Preservation:	\$37,000
Total Soft Costs	\$45,000

Total Costs:	\$363,000
Money from previous application:	(\$80,000)
Grand Total	\$283,000

Attachments: Executive Summary
Drawing set and outline specs
Summary of Probable Cost
Schematic Design Estimate
Presentation to Acton Town Selectmen

Estimated Date for Commencement of Project: June 2013

Estimated Date for Completion of Project: August 2014

EXECUTIVE SUMMARY

The Asa Parlin House presents a singular challenge: how to treat this relic of Acton's past in a way that is practical, sustainable and meets community needs. For nearly two decades since the acquisition of the property by the Town in 1996, various town bodies have wrestled with what to do with the remaining vestige of the original acquisition – the house itself and its immediate half acre site. Most of the land was given over to the parking lot for the Town Hall and Public Library with its new addition, with a portion set aside for a playground. As the building slipped quietly into decrepitude as an unoccupied structure, the grounds were maintained and show the promise of a pleasant green space, an oasis surrounded by the much traveled pavement of the large parking lot with its capacity for over 100 vehicles. There is great value in preserving and enhancing this green space for environmental and recreational purposes.

While the house has the air of neglect, its durability is a testament to the materials and craftsmanship of its period. Today the heavy timber frame structure of the core of the house, dated as 1860 but probably containing timbers of an earlier era, is structurally sound, as are the wood clad exterior and the shingled roof. In contrast, the mid-twentieth century additions are advanced in their deterioration. The core itself, approximately 20' by 30' in plan, contains some 600 square feet. Yes, there are some repairs needed to the frame – a section of sill to be replaced and some floor and roof joists to be reinforced – but this work is fairly straightforward.

Essentially this old house has functioned much like the old barns that we so admire – the massive timber beams are over-sized, the sloped gable roof sheds rain easily, and the few windows are sufficient to let light in and keep the draft out. Once a family dwelling and now an empty shell, the question facing the house and its stewards is two-fold:

- Should this property -- building and site -- be preserved?
- How should this property be used?

Background

In 1999 the Town retained Turk Tracey & Larry Architects to prepare a conditions assessment and feasibility study. Its concluding recommendations were to retain the core of the original house, remove later 20th century additions, reinforce structural members, repair the roof and cladding, and keep the building painted. Studies for reuse suggested that it could provide a small meeting space but noted that building code regulations would necessitate various upgrades: handicapped access, restrooms, heating, etc. A decade later, the Acton Historical Commission prepared a reuse plan with attendant costs as part of its Community Preservation Act funding request to the Town Meeting. This followed much of the lead of the previous study with a budget cost of some \$390,000. The 2011 Town Meeting voted to approve \$100,000 for the first phase of the revitalization of the Asa Parlin House and site.

With this background and the CPA grant, the Town once again issued a request for proposals for design services, calling for a study but this time with a component to include the demolition of the 20th century additions and stabilization of the remaining structure. Yet there remained the outstanding question – what to do with the building itself? Other questions were also raised – who is the constituency, who would be responsible for the building, and how does the future of the building/site address community needs.

The Process

With the selection of Menders, Torrey & Spencer Architects (MTS), the process of reassessing the physical condition commenced. The categorization of the tangibles – framing and cladding, foundations and roof, electrical wiring and plumbing – was undertaken by a team which included Structures North Consulting Engineers (structural engineer), JRW Engineering (mechanical, electrical and plumbing), Fuss & O’Neill EnviroScience (hazardous materials) and Finch & Rose (historical fabric analysis). Patrick Guthrie served as project architect with Lynne Spencer as principal.

Yet it was the intangibles – the history of the building itself and its future – that proved the most challenging. What does the story embodied in the building fabric, specifically the timber frame, tell us? Even the untrained eye could discern a motley story of a building evolving over time. The first recorded date of 1860 and the building’s association with the merchant Asa Parlin, and later with his son Asalph, caretaker at the Woodlawn Cemetery, doesn’t tell the whole story. Bill Finch with Pat Guthrie has been able to untangle a bit of that story, leading to the understanding that the earliest portion of this building, a single story gable roofed structure, dates to the era of hand hewn heavy timber. The framing could be as early as the late 18th century and was perhaps moved to this site from another location.

The Public Meeting

It was the future use that most challenged the team. To begin to address the reuse of the building, the Study Committee consisting of Dean Charter, Municipal Properties Director, Bill Dickinson and Bill Klauer of the Historical Commission, and MTS organized a public meeting, inviting the public at large and various groups with special interests to attend. The local press was notified and the turn-out was impressive. Prior to this meeting a planning group had been convened and gave good guidance for the preparation for the public meeting.

In over two hours of discussion, a consensus began to emerge. High points included:

- The historical character and appearance of the core portion of the building is a significant element in the Acton Center Historic District.
- The core portion of the Asa Parlin House is worth saving. Demolition of the building is not in the best interest of the Town.

- Removal of the 20th century additions adds the value of reducing the size of the building and its maintenance and repair requirements.
- The building and site provide a visual buffer for the parking lot and contribute to the residential scale of the neighborhood.
- There is an opportunity to think of the property as a part of Acton's municipal campus.
- Removal of the entire building to gain 12 additional parking spaces does not seem like a worthwhile trade-off.
- The site as a green space is a great opportunity to provide passive recreation and environmental value.

Many ideas were offered for how the building could be used, including an art center, meeting space, and/or storage space for town records. Consensus on the desirability of the site for green space for passive recreation was widespread. The take-away seemed clear – preserve the early building and develop the site as open space. The question of building use remained unresolved.

The Recommendation

The Study Committee worked through the possible reuse options in later meetings and essentially narrowed the selections to meeting space or records storage space. However, either one of those options would involve infrastructure and code improvements. And both also encountered the test of necessity; because Acton is soon undertaking a space planning master plan, advocacy for either use seemed somewhat mistimed. Hence, the following recommendations emerged:

- Preserve the early core building as an artifact of Acton's past by removing later additions, stabilizing the structure, and restoring the roof, siding, windows and doors, but do not make modern improvements; and
- Remove the current paved parking from the site and develop the landscape as a green space for use for community purposes such as farmers markets, plant sales, bake sales, picnics, etc.

By not making building code or infrastructure improvements, the building moves into a “study house” category – something to see and appreciate but not to actively use. This means that the future use of the building is pushed downstream, but it allows it to be considered in the context of the pending comprehensive assessment of town space needs.



Next Steps

Remove Hazardous Materials

This first step is to remove hazardous materials from the site. Abate the asbestos bearing materials.

Estimated budget: \$60,000

Sources of financial support:

- To be determined.

Benefits:

- This is required by law before any intervention at the site.

Exterior Preservation Project

Remove 20th century additions; stabilize the structural frame; restore the roof (ideally with wood shingle roofing, although asphalt is acceptable), siding, windows and doors; paint the exterior; provide a fire detection system and basic lighting.

Benefits:

- Prepares the house for future renovation for active use such as meeting space.
- Provides approximately 20 years of building “life” with minimal maintenance such as painting the exterior.
- Preserves an authentic vestige of Acton’s early history.

Estimated budget: \$285,000

Sources of financial support:

- 2011 Community Preservation Act grant balance: \$70,000
- Apply for 2013 CPA grant of \$275,000 in November 2012 for Town Meeting vote in April 2013. Historic preservation category.
- Consider applying for Massachusetts Preservation Project Fund grant in February/March 2013 with award in June 2013. Potential for \$50,000 matching grant.

Site Work

Remove the asphalt paving, grade and fill the parking area and area impacted by the addition demolition as necessary, and seed for turf.

Benefits:

- Retains the residential character of Woodbury Lane.
- Retains a bit of nature at the edge of a 100+ vehicle parking lot.
- Provides a place for community functions such as farmers markets, plant sales, bake sales, picnics, etc.
- Remains a part of Acton's municipal campus.

Estimated budget: \$70,700**Sources of financial support:**

- Apply for a 2013 CPA grant of \$70,700 in November 2012 for Town Meeting vote in April 2013. Open Space category – recreational improvements.
- A project of Acton's Department of Public Works.

Why tackle this now?

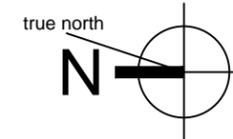
In his book, *String Too Short To Be Saved*, Donald Hall talks about Yankee frugality, appreciation of the bits and pieces of the past, and what it means to remember and to signal a way forward for those who follow us. In many ways, that is the story of the little Asa Parlin House. It represents a real survivor of Acton's history, a pleasing old house to look at and appreciate, a place for current residents to enjoy its character and associated green space, and the possibility that future townspeople will enjoy use of the building.

But at present, time is not on the side of the building. To continue to ignore it is most certainly to enable demolition by neglect. Perhaps the costs will simply be too high to rationalize the investment. Indeed, the cost projections today are daunting thanks to 20th century inventions such as asbestos in joint compound. While water is by and large kept out of the building, the roof is nearing the end of its life. So far the building has escaped vandalism but its lonely presence could be seen as an attractive nuisance.

The Community Preservation Act and its mandates for historic preservation and open space offer real prospects for support of the stabilization and preservation projects. The Acton Historic Commission and the Acton Historic District Commission have stepped forward in leadership roles. The neighbors have expressed their preference to preserve the building and site. The time to act decisively has arrived for the Asa Parlin House and property.

**ASA PARLIN
HOUSE**
ACTON, MA

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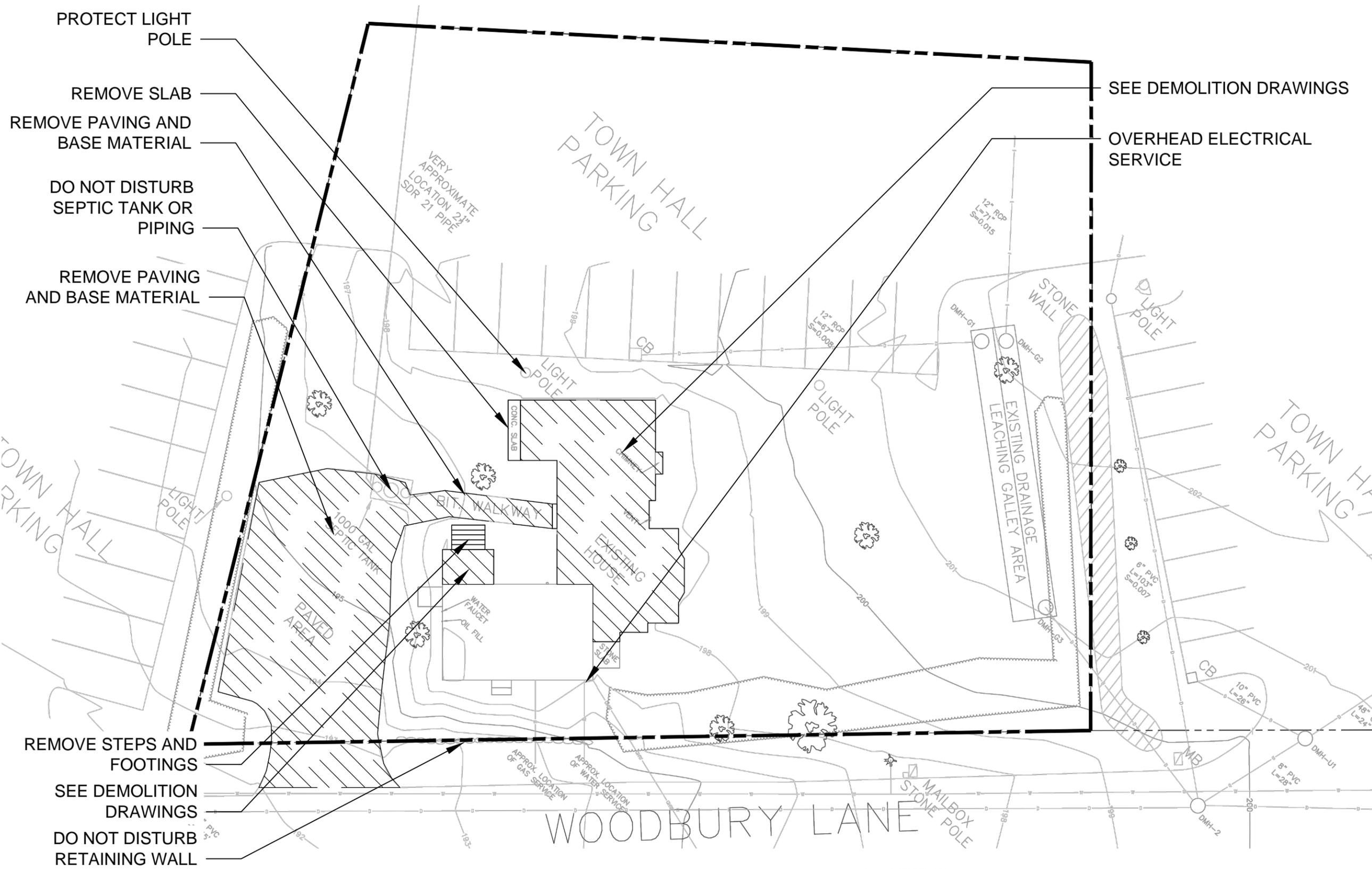
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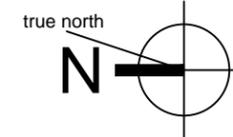
**SITE
PREPARATION**

SP-100



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CIVIL & LANDSCAPE

L-100

6" LOAM OVER ALL REMOVALS
AREA = 5000 S.F.
SEED ENTIRE SITE WITH TURF GRASS, AREA = 12,500 S.F.

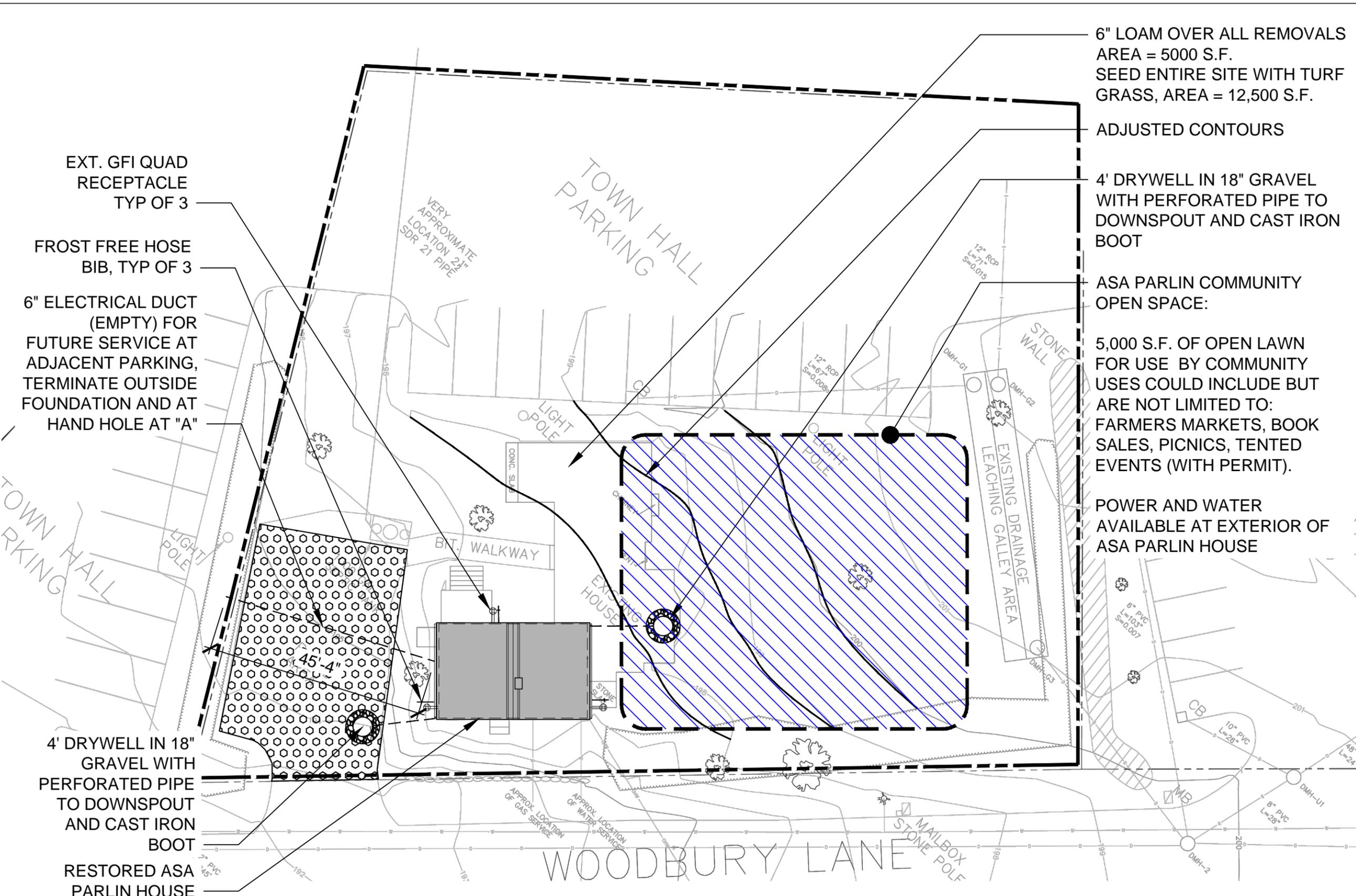
ADJUSTED CONTOURS

4' DRYWELL IN 18" GRAVEL WITH PERFORATED PIPE TO DOWNSPOUT AND CAST IRON BOOT

ASA PARLIN COMMUNITY OPEN SPACE:

5,000 S.F. OF OPEN LAWN FOR USE BY COMMUNITY USES COULD INCLUDE BUT ARE NOT LIMITED TO: FARMERS MARKETS, BOOK SALES, PICNICS, TENTED EVENTS (WITH PERMIT).

POWER AND WATER AVAILABLE AT EXTERIOR OF ASA PARLIN HOUSE



1 CIVIL AND LANDSCAPE

SCALE: 1" = 20'-0"

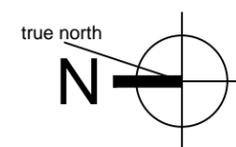
PLAN REFERENCES:
PLAN ENTITLED "AS-BUILT PLAN ACTOM MEMORIAL LIBRARY ACTON, MASSACHUSETTS" DATED JANUARY 27, 199. PREPARED BY STAMSKI AND MCNARY INC. ACTON ENGINEERING DEPARTMENT PLAN NUMBER 3563, AND
PLAN ENTITLED "ASA HOUSE EXISTING CONDITIONS" DATED AUGUST 30, 2012 PREPARED BY TOWN OF ACTON ENGINEERING DEPARTMENT

ASA PARLIN HOUSE

ACTON, MA

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PLANS

A-100

REPLACE 48" OF SILL WITH NEW 7x7 SILL. LAP NEW TO OLD WITH SCARF JOINTS AND THREE LAG BOLTS EACH JOINT

REPLACE 60" OF SILL WITH NEW 7x7 SILL. LAP NEW TO OLD WITH SCARF JOINTS AND THREE LAG BOLTS EACH JOINT

(N) 1 3/4 x 7 LVL @ 12" O.C.
(E) 3x4 @ 24" O.C.
(N) 2x6 @ 16" O.C..

REPLACE 108" TOTAL OF SILL WITH NEW 7x7 SILL IN 3 LOCATIONS OF 36" EACH. LAP NEW TO OLD WITH SCARF JOINTS AND THREE LAG BOLTS EACH JOINT

REPLACE 72" OF SILL WITH NEW 7x7 SILL. LAP NEW TO OLD WITH SCARF JOINTS AND THREE LAG BOLTS EACH JOINT

REPLACE 96" OF SILL WITH NEW 7x7 SILL

(N) 2 x 6 LVL @ 12" O.C.
(E) 3x4 @ 24" O.C.

5 1/4 PSL BELOW EA. BEAM
(2) TOTAL

(N) 1 3/4 x 5 1/2 LVL @ 10" O.C.
(E) 3x4 @ 20" O.C.

5 1/4 PSL BELOW BEAM

2 FIRST FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

RESET 10 SQUARE FEET OF TWO WYTHE BRICK FOUNDATION FACE (TOP COURSES)

3" O.D. STEEL PIPE ON 24X24X8 CONC. FOOTING WITH 6X6 1/4" PLATE WELDED TO TOP PREDRILLED TO LAG ONTO BEAMS (TYPICAL OF 3)

PLANS AND ELEVATIONS BASED ON 1998 DRAWINGS PREPARED BY TURK, TRACY AND LARRY. DRAWINGS HAVE NOT BEEN FIELD VERIFIED.

1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

ADD TWO STRINGERS TO STAIR AND REMOUNT TREADS

TWO PORCELAIN FIXTURES WITH PROTECTD LAMPS AND THREE POLE SWITCHES

SELECTIVE REPOINTING OF RUBBLE STONE FOUNDATION - 50 SF

RECONNECT WATER METER, DISTRIBUTE COLD WATER TO HOSE BIBS.

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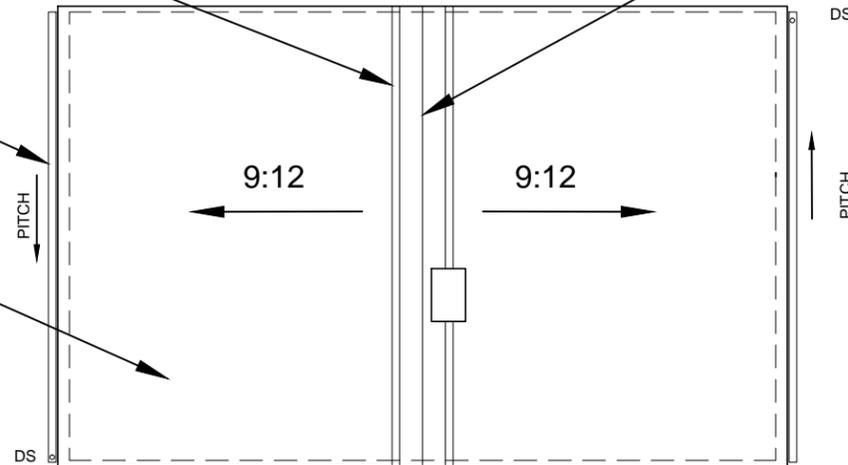
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PLANS

A-102

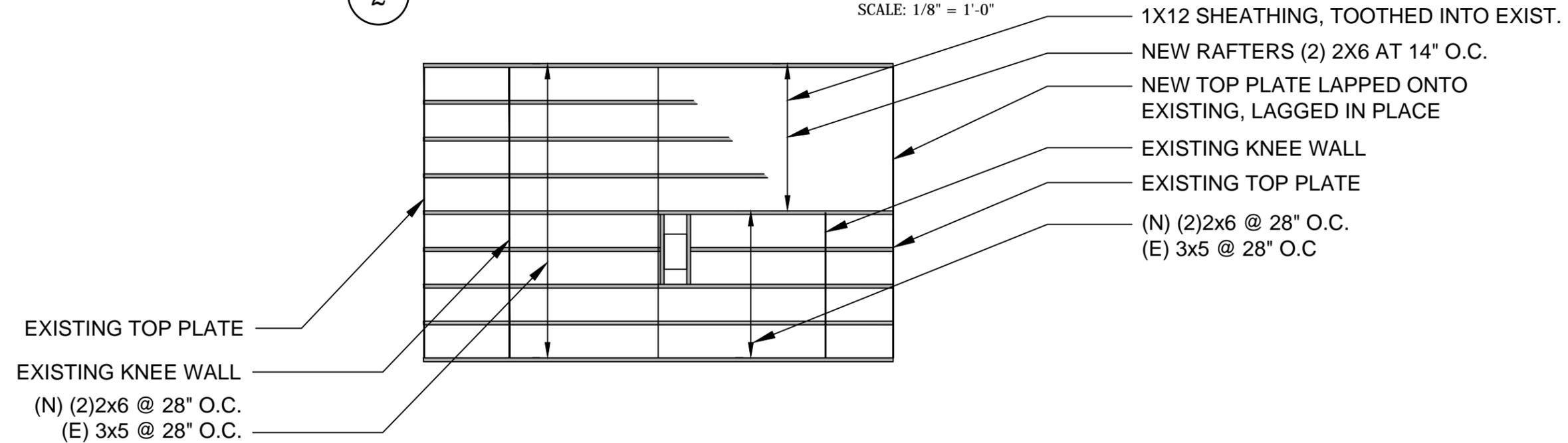
6" LEAD SHEET
SLIPPED 3" UNDER
THIRD COURSE OF
SHINGLES
4" HALF ROUND HUNG
GUTTERS, HANGERS
AT 18" O.C. FOR
SNOW LOAD, SLOPE
1/8 PER FOOT
RED CEDAR SHINGLE
ROOF, 6" EXPOSURE
ON CEDAR BREATHER
OVER 30# FELT

3/4" X 6" CEDAR RIDGE BOARD



2 ROOF PLAN

SCALE: 1/8" = 1'-0"



1 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

RTxt (RTxt)

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ELEVATIONS

A-200

RESTORE WINDOW, REPLACE SHUTTERS (6 WINDOWS)

REPLACE 10% OF CLAPBOARDS

CLOSE OPEN MITERS, REPLACE MISSING BLOCK AND MOLDING AT RAKE RETURN

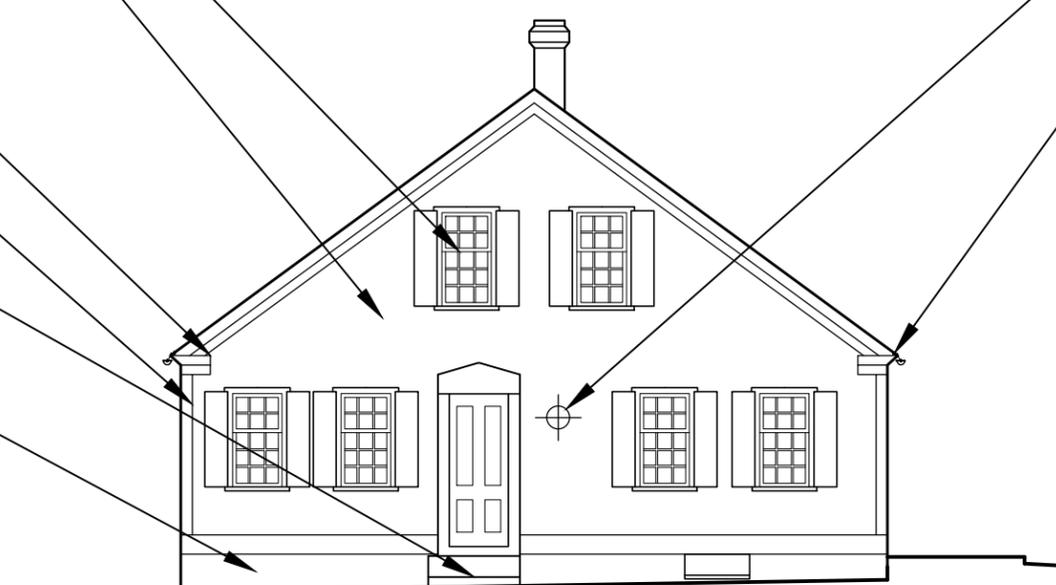
REPLACE CORNERBOARD

RESET STEPS IN 18" CRUSHED STONE

POINT JOINTS IN GRANITE FOUNDATION FACING STONE

HISTORICALLY APPROPRIATE PORCH LIGHT W/ PHOTOCELL

CLOSE OPEN MITERS, REPLACE MISSING BLOCK AND MOLDING AT RAKE RETURN



2 **FACADE**
SCALE: 1/8" = 1'-0"

REPOINT CHIMNEY
REPLACE FLASHING
WOOD SHINGLE ROOF
4" HALF ROUND ALUMINUM GUTTER W/ HANGERS @ 18" O.C.

RESTORE WINDOW, REPLACE SHUTTERS
LAPPED SIDING, MATCH EXPOSURE ON FACADE, INSTALL WITH SCARF JOINTS
REPOINT FOUNDATION

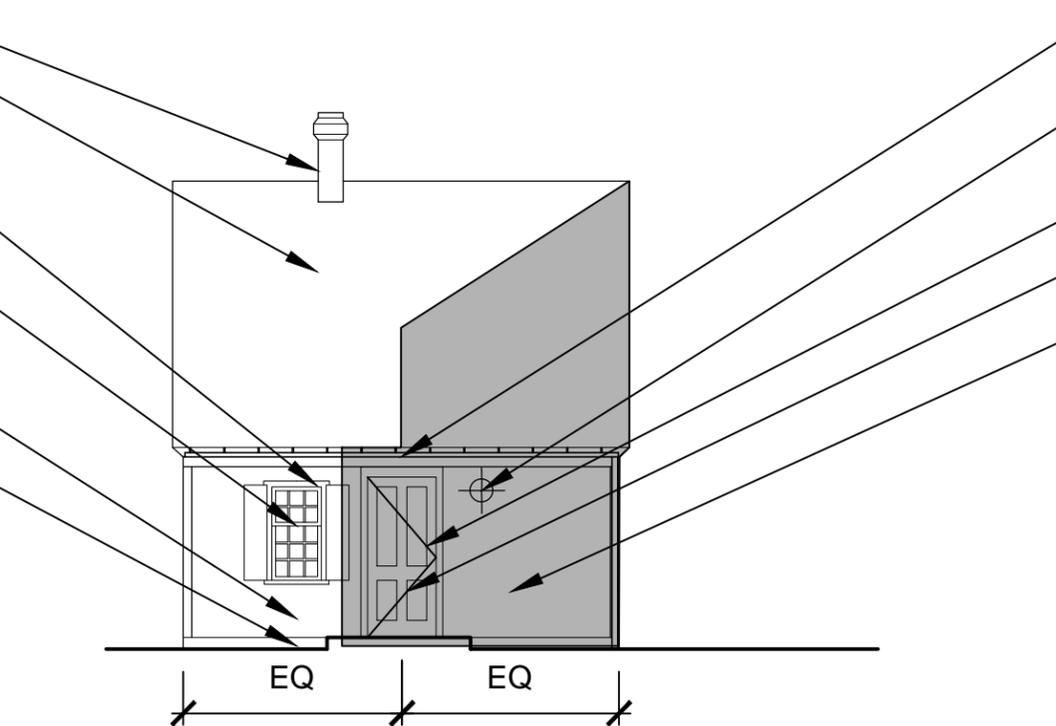
MATCH NORTH ELEVATION FASCIA AND SOFFIT

HISTORICALLY APPROPRIATE PORCH LIGHT W/ PHOTOCELL

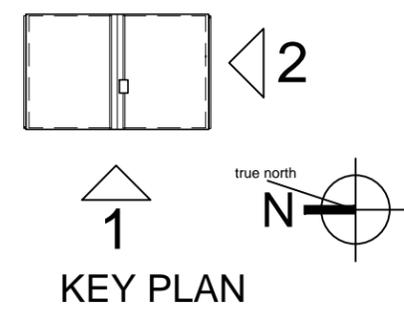
3-0 x 7-0 FOUR PANEL DOOR

CENTER DOOR ON ELEVATION

MATCH EXISTING TRIM, SIDING AND FINISH DETAILS AT RECONSTRUCTED WALL AND EAVE AND ROOF - HATCHED REGION.



1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



RT ext (RT ext)

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ELEVATIONS

A-201

RESTORE WINDOW, REPLACE SHUTTERS (2 WINDOWS)

MATCH EXISTING TRIM, SIDING AND FINISH DETAILS AT RECONSTRUCTED WALL AND EAVE AND ROOF - HATCHED REGION.

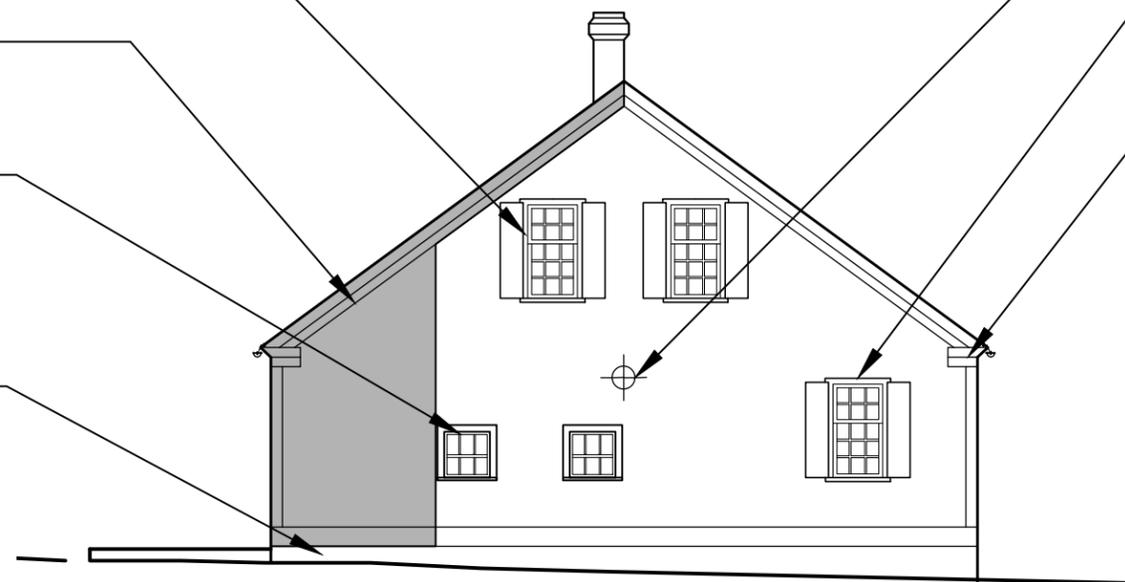
RESTORE WINDOWS (2)

REPOINT FOUNDATION

HISTORICALLY APPROPRIATE PORCH LIGHT W/ PHOTOCELL

NEW WINDOW AND SHUTTERS

CLOSE OPEN MITERS, REPLACE MISSING BLOCK AND MOLDING AT RAKE RETURN



2 **FACADE**

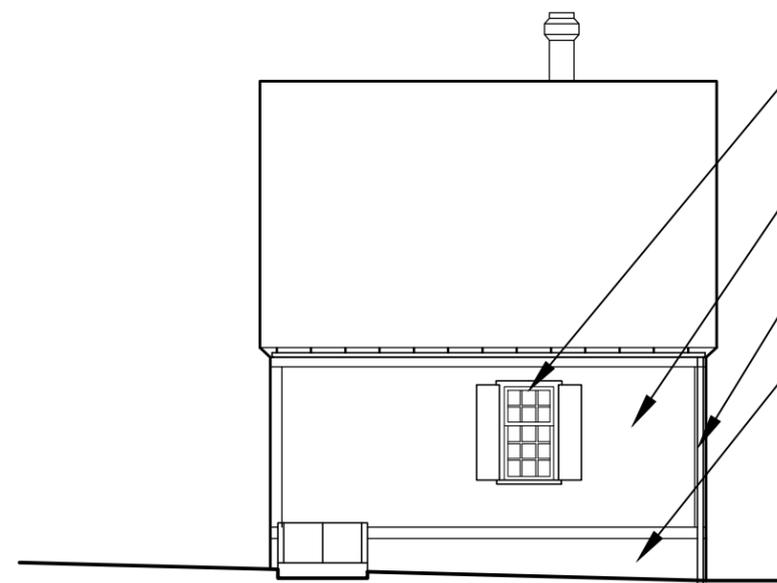
SCALE: 1/8" = 1'-0"

RESTORE WINDOW, REPLACE SHUTTERS

REPLACE 10 % OF CLAPBOARDS, JOIN TO EXISTING WITH SCARF JOINTS

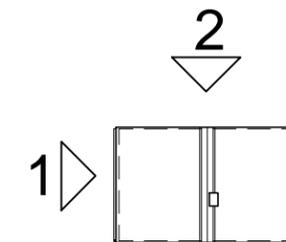
ROUND DOWNSPOUT, CENTERED ON CORNERBOARD, LET INTO C.I. BOOT

REPOINT FOUNDATION

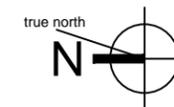


1 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



KEY PLAN



RTxt (RTxt)

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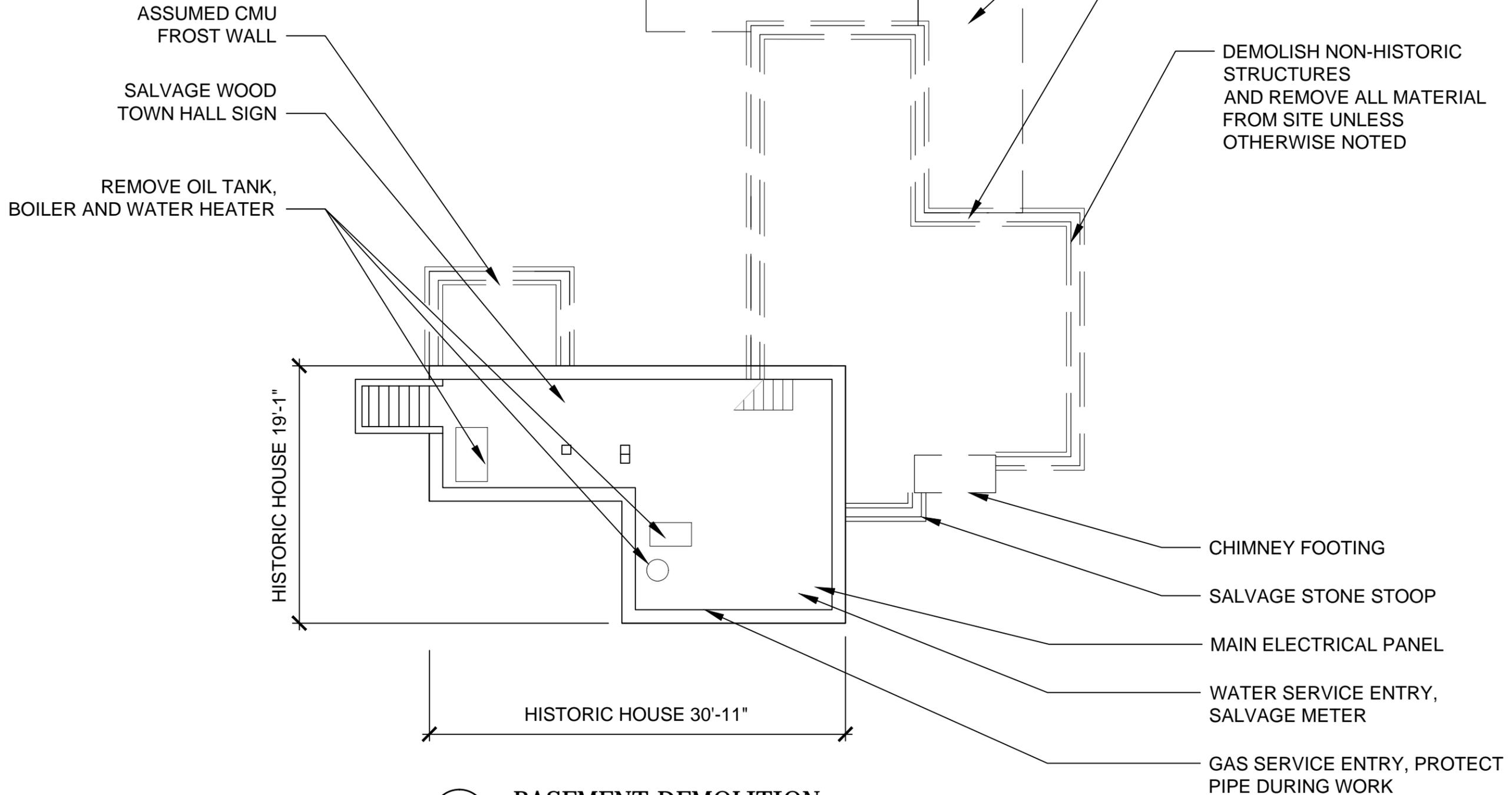
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dimensions shall be confirm
prior to construction. The contr
shall immediatly report an
discrepancies to the archite

DEMOLITIO

D-100

GENERAL DEMOLITION NOTES:

1. REMOVE ALL ADDITIONS TO 19' X 30' HISTORIC HOUSE INCLUDING FOUNDATIONS
2. SHORE REMAINING STRUCTURE
3. PROTECT WINDOWS OF STRUCTURE TO REMAIN
4. PROPERLY DISPOSE OF IDENTIFIED ASBESTOS BEARING MATERIAL.
5. DRAIN DOWN, DISCONNECT AND CAP ALL PLUMBING IN HISTORIC HOUSE.

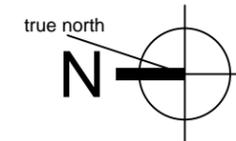


1 BASEMENT DEMOLITION

SCALE: 1/8" = 1'-0"

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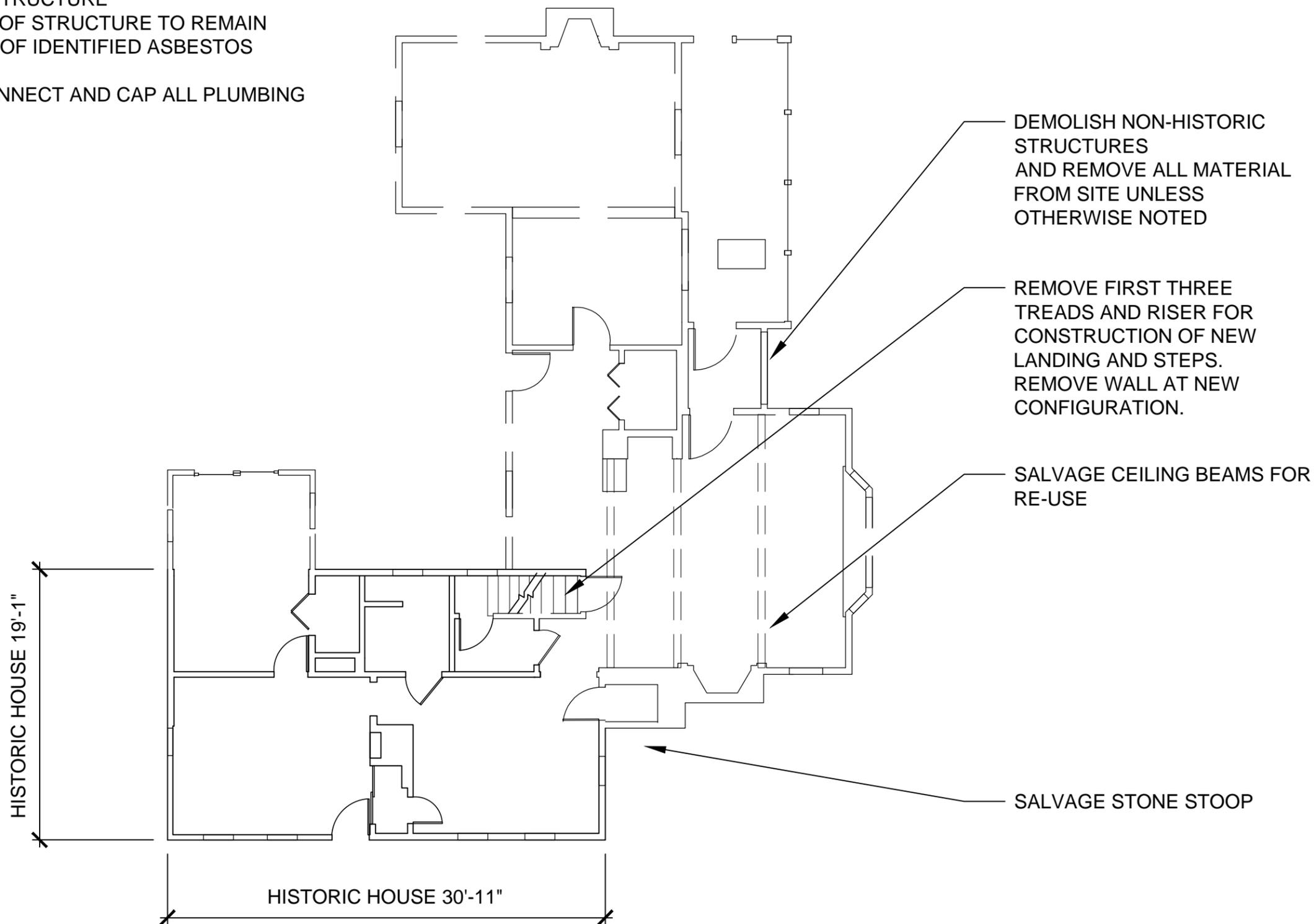
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DEMOLITION

D-101

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2. SHORE REMAINING STRUCTURE
3. PROTECT WINDOWS OF STRUCTURE TO REMAIN
4. PROPERLY DISPOSE OF IDENTIFIED ASBESTOS BEARING MATERIAL.
5. DRAIN DOWN, DISCONNECT AND CAP ALL PLUMBING IN HISTORIC HOUSE.

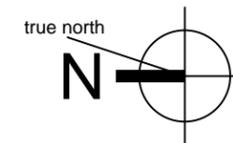


1 FIRST FLOOR DEMOLITION

SCALE: 1/8" = 1'-0"

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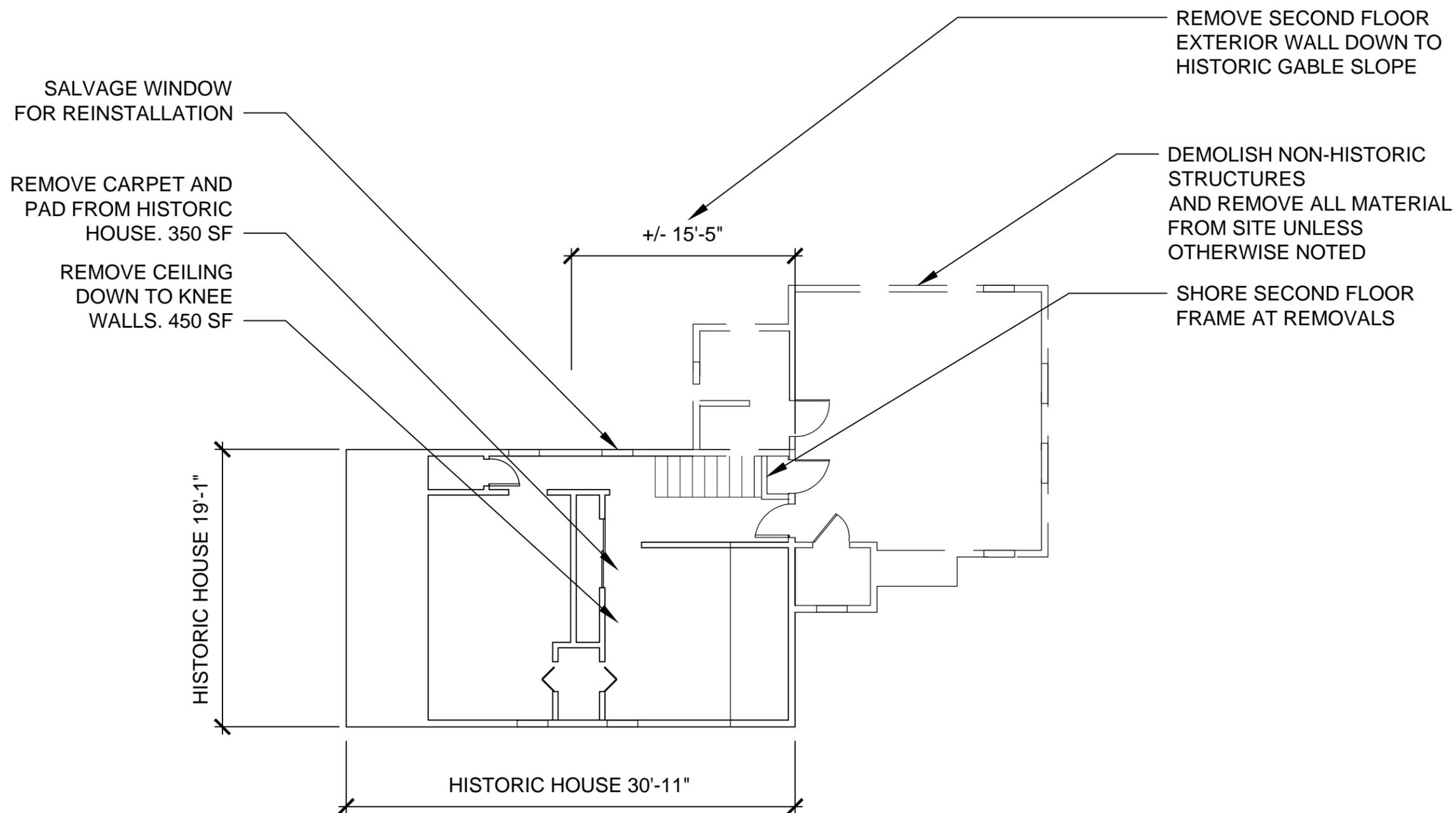
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DEMOLITION

D-102

GENERAL DEMOLITION NOTES:

1. REMOVE ALL ADDITIONS TO 19' X 30' HISTORIC HOUSE INCLUDING FOUNDATIONS
2. SHORE REMAINING STRUCTURE
3. PROTECT WINDOWS OF STRUCTURE TO REMAIN
4. PROPERLY DISPOSE OF IDENTIFIED ASBESTOS BEARING MATERIAL.
5. DRAIN DOWN, DISCONNECT AND CAP ALL PLUMBING IN HISTORIC HOUSE.

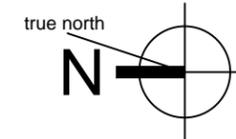


1 SECOND FLOOR DEMOLITION

SCALE: 1/8" = 1'-0"

**ASA PARLIN
HOUSE**
ACTON, MA

Architect:
menders, torrey & spencer, inc.
architecture ■ preservation
123 North Washington Street
Boston, MA 02114
t. 617.227.1477
f. 617.227.2654
www.mendersarchitects.com



ISSUE:

REVISIONS:

Date: Month dd, yyyy
Scale: AS NOTED
Drawn by:
Checked by:
Project Number: 1200.00

Do not scale the drawings. All dimensions shall be confirmed prior to construction. The contractor shall immediately report any discrepancies to the architect.

DEMOLITION

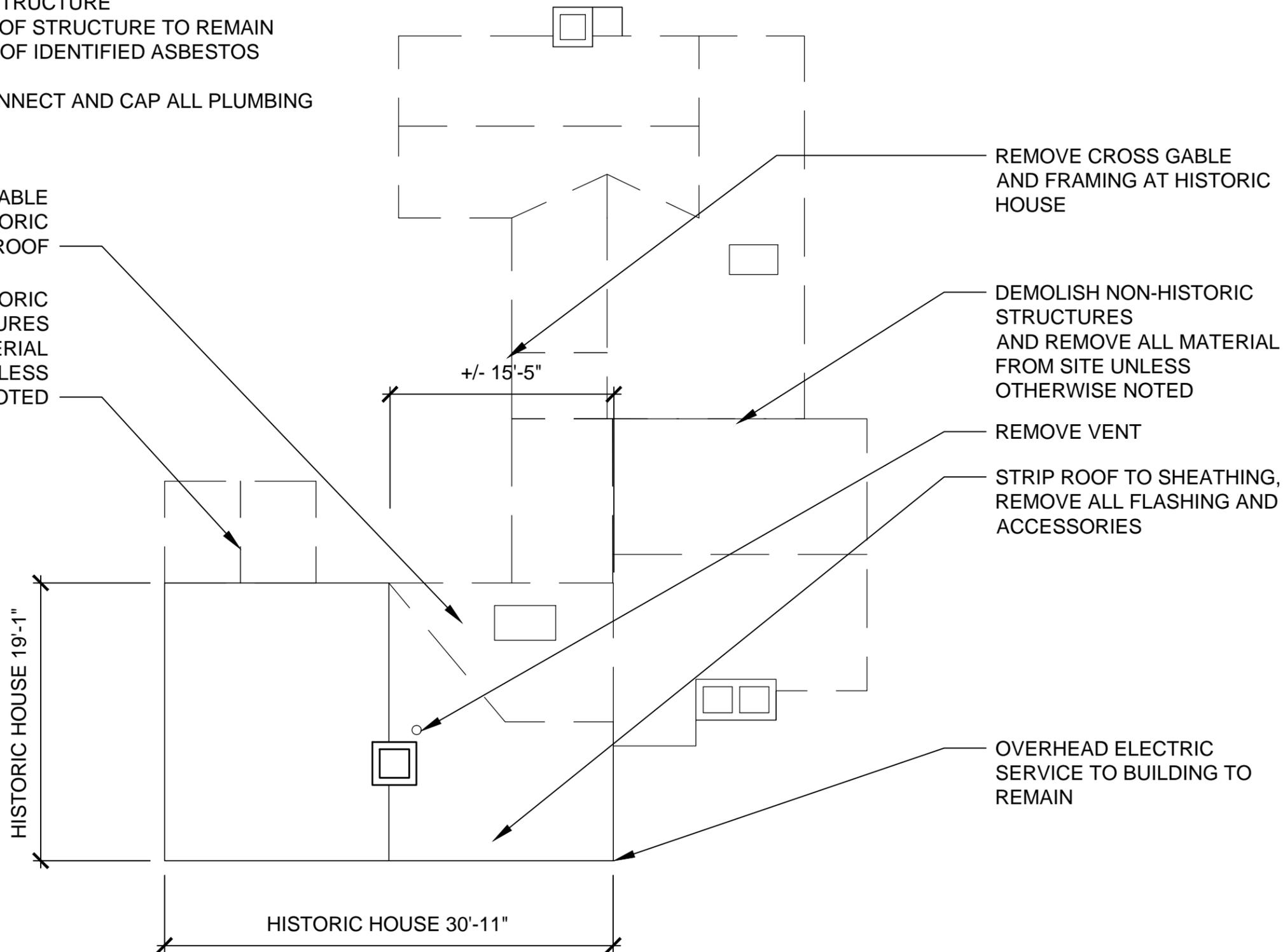
D-103

GENERAL DEMOLITION NOTES:

1. REMOVE ALL ADDITIONS TO 19' X 30' HISTORIC HOUSE INCLUDING FOUNDATIONS
2. SHORE REMAINING STRUCTURE
3. PROTECT WINDOWS OF STRUCTURE TO REMAIN
4. PROPERLY DISPOSE OF IDENTIFIED ASBESTOS BEARING MATERIAL..
5. DRAIN DOWN, DISCONNECT AND CAP ALL PLUMBING IN HISTORIC HOUSE.

REMOVE CROSS GABLE FRAMING AT HISTORIC GABLE ROOF

DEMOLISH NON-HISTORIC STRUCTURES AND REMOVE ALL MATERIAL FROM SITE UNLESS OTHERWISE NOTED



1 ROOF DEMOLITION

SCALE: 1/8" = 1'-0"

OUTLINE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

Section 01010 Summary of Work

- Demolition of non-historic additions and removal of all debris from the site. (1100 s.f. ground floor and 400 s.f. second floor)
- Preservation, repairs and restoration of the building exterior.
- Limited distribution of utilities within the historic house.
- Structural reinforcement of first floor system and roof system. No work this phase at the second floor.
- Reframe missing elements at exterior walls of historic house.
- New paved exterior sloped walkway to salvaged stone entry stoop.
- Fixed contract price to be obtained through public bidding (municipal project).

DIVISION 2 SITE CONSTRUCTION

Section 02070 Selective Demolition

Selective demolition work includes but is not limited to the following:

- All work on demolition drawings.
- Removal of asphalt paving at walkway and parking area. (1500 s.f.)
- Existing boiler and 250 gal oil tank and water heater. (Oil tank already drained.)
- Existing electrical service panel.
- Hazardous Material removal – ALLOW \$52,000.

Section 02100 Site Preparation

See Section 02070 Selective Demolition

Section 02200 Site Utilities and Earthwork

- Trenching for drain pipe and drip line piping and drywells 8" perforated PVC pipes - 65' total run, drywells - (2) 4' diameter w/ 18" gravel surround
- Trenching for electrical conduit (45') below frost
- Grading.
- 24" wide gravel drip line with buried drainpipe run to drywells along both north and south eave lines. (60' total length)

Section 02500 Paving

- Concrete grass pavers over (1500 s.f.) adjacent to house.

Section 02900 Landscaping

- 6" loam over disturbed area (6,000 s.f.)
- Hydro seed over site (12,000 s.f.)

■

DIVISION 3 CONCRETE

Section 033000 Cast-in-place Concrete

- Poured concrete footings for posts in basement (3).

DIVISION 4 MASONRY

Section 040100 Maintenance of Masonry

- Rebuild brick basement wall section (10 sf).
- Repoint chimney. (20 s.f.)
- Repoint rubble stone in selected basement locations (100 s.f.)
- Repoint dressed granite foundation facing. (140 s.f)

DIVISION 5 METALS

Section 051200 Structural Steel Framing

- Columns, (3) @ basement.

DIVISION 6 WOOD AND PLASTICS

Section 06100 Rough Carpentry

- Structural reinforcement of first floor and roof. LVLs, PSLs and 2x framing.
- New exterior walls at first floor. 2x studs with timber posts and wind bracing in corners. Borate treat all framing prior to installation
- Miscellaneous blocking as required.
- Stair stringers at basement stair.
- Plywood treads and risers at new steps and landing on first floor.

Section 06160 Sheathing

- Replacement board sheathing on roof and at walls – (400 s.f.) 1x 12 barge board, smooth side out.

Section 06200 Finish Carpentry

- Exterior corner boards, window trim, rake boards and cornices at newly reconstructed areas to match existing
- Purchase (12 pairs of exterior shutters – painted and mounted with hinges and hold backs).
- Interior 1.5” diameter hand rails at steps. (20 l.f.) Brass brackets.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

Section 073129 Wood shingles.

- Red cedar 18” shingles on roof over cedar breather and 30# felt. (800 s.f.)
- 4” half round aluminum gutters with hangers at 18” o.c. (60 l.f.)

Section 074600 Siding

- Infill siding and coverage for reconstructed area. 3-1/3 inch exposure pre-primed red cedar beveled siding installed with a scarf joint. (250 s.f.)

DIVISION 8 DOORS AND WINDOWS

Section 08200 Custom Wood Doors

- Install new 4 panel wood solid core 1 3/4" thick exterior wood door at new south entry.
- Restore existing historic wood door on west elevation. Add new weather stripping.

Section 08500 Wood Windows

- Restore existing historic wood windows (10). , repairing casing and joints as required.
- Add two new wood windows 1 on east elevation and one on south elevation. Match southern-most of windows on west elevation.

Section 08700 Finish Hardware

- New mortise latch set with deadbolt, ball bearing hinges, complete weatherstripping around perimeter at new south door.
- Re-key west door to match keying on new south door.

DIVISION 9 FINISHES

Section 09900 Painting

- All new wood painting exterior requires primer plus two coats.
- Exterior existing wood two finish coats.

DIVISION 10 SPECIALTIES

Not used.

DIVISION 11 EQUIPMENT

Not used.

DIVISION 12 FURNISHINGS

Not used.

DIVISION 13 SPECIAL CONSTRUCTION

Not used.

DIVISION 14 CONVEYING SYSTEMS

Not used.

■

DIVISION 15 MECHANICAL

Section 15400 Plumbing

- New distribution from service entry to exterior frost free hose bibs. Provide drain down valve near water service entry. Add shut off and capped second line for future distribution. Reuse existing water meter.

DIVISION 16 ELECTRICAL

Section 16000 Electrical

- 6" Underground electrical conduit (empty) below frost from foundation to parking area with hand hole - (45' length)
- Install new 200 amp panel at first floor adjacent to service entrance.
- Install new exterior GFI outlets with waterproof service housings. (1)
- Install new interior convenience outlet.
- Power distribution throughout to be in surface mounted metal conduit.
- Fire Alarm System: smoke detectors (1 in basement, 2 on first floor, 1 on second floor at head of stairs). Include audible alarm and connection to Acton Fire Alarm Department exterior alarm box - (35 l.f.).
- Lighting : protected cfl lamps in porcelain sockets. (5) total. Switch activated (2 sets of 3-pole) One single pole.
- Exterior "historic" porch lights on photo cells (3)

SUMMARY OF PROBABLE COST

Cost estimating services were provided by Shawmut Design & Construction based upon the outline plans and specifications provided by MTS. Bidding and construction would be Chapter 149 Public Construction with Prevailing Rates.

For purposes of planning and financing, the project costs are divided into three categories:

Hazardous materials abatement

Testing has indicated that there are asbestos materials in various 20th century building materials which require abatement prior to any construction intervention. The estimated construction cost is \$52,000. For budgeting purposes soft costs should be included for environmental engineering fees bringing the total project cost to **\$60,000**.

Building stabilization and preservation

The recommended option retains the core of the early house as an artifact of Acton's history, keeping the future use of the building as an open question. It recognizes that the town is about to commence a comprehensive study of its space needs; that however interesting the prospects of a small meeting space or offices, the investment required to do so needs to be quantified and qualified. So in the interim, this recommendation will remove the 20th century additions and systems, stabilize structural members, replace the roof, restore the roof, siding, trim, windows, shutters and doors, paint the exterior, provide minimal lighting and a fire detection system but no other modern improvements or code mandates. The estimated construction cost is \$248,000. For budgeting purposes soft costs should be included for architectural and engineering fees bringing the total project cost to **\$285,000**.

Site reclamation and landscape

In keeping with the minimalist treatment of the building, the site will be similarly handled with a light touch. The existing asphalt paving will be removed; the site regarded at the areas of the demolished 20 century additions, loamed and seeded for lawn. The estimated construction cost is \$61,500. For budgeting purposes soft costs should be included for architectural and engineering fees bringing the total project cost to **\$70,700**. Note that it is very possible that the Town could undertake this work with its own forces in the Department of Public Works.

<u>Item</u>	<u>Construction Cost</u>	<u>Soft Costs</u>	<u>Total</u>
Hazardous materials abatement	\$52,000	\$8,000	\$60,000
Building stabilization & preservation	\$248,000	\$37,000	\$285,000
Site reclamation & landscape	\$61,500	\$9,200	\$70,700

Included here are the budget summary (before soft costs) and the estimate broken out using the same CSI format found in the Outline Specification. A more detailed itemization of tasks and costs is included in the appendix of this report.



Asa Parlin House
Acton, MA

Repair and Renovations

Shawmut Design & Construction
Drawings Date: 18-Oct-12
Estimate Date: 25-Oct-12

Project Area/SF 1,240
Schematic Estimate

Project No. TBD

Summary Sheet

October 22, 2012

TRADE	TOTAL COST	\$/SF
DEMOLITION	\$82,100	\$66.21 SF
CONCRETE	\$750	\$0.60 SF
MASONRY	\$6,700	\$5.40 SF
STRUCT STEEL/MISC METALS	\$600	\$0.48 SF
ROUGH CARPENTRY	\$39,900	\$32.18 SF
FINISH CARPENTRY/MILLWORK	\$15,000	\$12.10 SF
THERMAL & MOISTURE PROTECTION	\$13,950	\$11.25 SF
DOORS, FRAMES, HARDWARE	\$4,450	\$3.59 SF
GLASS, WINDOWS, ENTRANCES	\$12,000	\$9.68 SF
DRYWALL	\$0	\$0.00 SF
CERAMIC TILE	\$0	\$0.00 SF
ACOUSTICAL CEILINGS	\$0	\$0.00 SF
RESILIENT AND CARPET FLOORING	\$0	\$0.00 SF
PAINTING	\$10,000	\$8.06 SF
SPECIALTIES	\$0	\$0.00 SF
EQUIPMENT	\$0	\$0.00 SF
FURNISHINGS	\$0	\$0.00 SF
ELEVATOR	\$0	\$0.00 SF
FIRE PROTECTION	\$0	\$0.00 SF
PLUMBING	\$1,950	\$1.57 SF
HVAC	\$0	\$0.00 SF
ELECTRICAL	\$16,440	\$13.26 SF
SUBTOTAL	\$203,840	\$164.39 SF
GENERAL CONDITIONS & PROJECT REQUIREMENTS	\$50,000	\$40.32 SF
PERMITS @ \$20/1000	\$4,077	\$3.29 SF
GENERAL LIABILITY @ \$6/1000	\$1,548	\$1.25 SF
SUB TOTAL	\$259,464	\$209.25 SF
CONSTRUCTION CONTIGENCY @ 10%	\$25,946	\$20.92 SF
FEE @ 5%	\$14,271	\$11.51 SF
CONSTRUCTION TOTAL	\$299,681	\$241.68 SF
DEDUCT ALTERNATE OPTION:		
ASPHALT SHINGLE ROOF IN LIEU OF RED CEDAR		
DEDUCT ALTERNATE OPTION:	-\$4,000	-\$3.23 SF



Asa Parlin House
Acton, MA

Shawmut Design & Construction
Drawings Date: 18-Oct-12
Estimate Date: 25-Oct-12

Project No: TBD

CSI COST CODE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<i>DEMOLITION</i>				
Selective Demolition				
Safety and protection -	1	ls	2500.00	\$ 2,500
Demolish non-historic additions and remove debris from site	1,500	sf	10.00	\$ 15,000
Shore existing structure to remain	1	ls	5000.00	\$ 5,000
Reeve existing boiler, 250 gal oil tank & water heater	1	ls	2000.00	\$ 2,000
Remove existing electrical service panel	1	ea	1500.00	\$ 1,500
Salavge wood Town Hall Sign	1	ls	250.00	\$ 250
Salvage ceiling beams for reuse	3	ea	500.00	\$ 1,500
Salvage window for reuse	1	ea	350.00	\$ 350
Demo and remove existing interior partitions, doors, MEP	1	ls	2000.00	\$ 2,000
Hazardous Material removal allowance	1	ALLOW	52000.00	\$ 52,000
DEMOLITION TOTAL				\$ 82,100
<i>CONCRETE</i>				
Concrete				
F&I concrete footings for posts in basement	3	ea	250.00	\$ 750
CONCRETE TOTAL				\$ 750
<i>MASONRY</i>				
Masonry				
Rebuild brick basement wall section	10	sf	100.00	\$ 1,000
Repoint chimney	20	sf	35.00	\$ 700
Repoint rubble stone in selected locations	100	sf	35.00	\$ 3,500
Repoint dressed granite foundation facng	1	cd	1500.00	\$ 1,500
MASONRY TOTAL				\$ 6,700
<i>STRUCTURAL STEEL & MISCELLANEOUS METALS</i>				
Steel				
F&I structural steel columns	3	ea	200.00	\$ 600
STRUCTURAL STEEL & MISC. METALS TOTAL				\$ 600
<i>ROUGH CARPENTRY</i>				
Carpentry				
Structural reinforcement of first floor	620	sf	20.00	\$ 12,400
Structural reinforcement of roof	800	sf	15.00	\$ 12,000
New exterior walls at first floor. Borate treatment	200	sf	30.00	\$ 6,000
Misc. blocking as required	1	ls	2500.00	\$ 2,500
Stair stringers at basement stair	1	ls	1500.00	\$ 1,500
Plywood treads and risers at new steps and landing on first floor	1	ls	1500.00	\$ 1,500
Repalcement board sheathing on roof and walls 1x12	400	sf	10.00	\$ 4,000
ROUGH CARPENTRY TOTAL				\$ 39,900
<i>FINISH CARPENTRY/MILLWORK</i>				
Finish Carpentry				
Exterior corner boards, window trim, rake boards and cornices	1	ls	5000.00	\$ 5,000
F&I 12 pair nerw shutters	12	pr	750.00	\$ 9,000
Interior 1.5" diameter hand rails at steps	20	lf	50.00	\$ 1,000
FINISH CARPENTRY & MILLWORK TOTAL				\$ 15,000
<i>THERMAL & MOISTURE PROTECTION</i>				

Project No: TBD

CSI COST CODE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Thermal & Moisture Protection				
Red cedar 18" shingles on roof over cedar breather and 30# felt	8	sq	1000.00	\$ 8,000
3/4" x 6" Cedar ridge board w/ lead flashing	20	lf	50.00	\$ 1,000
Half round aluminum gutters and downspouts	40	lf	30.00	\$ 1,200
F&I red cedar beveled siding with scarf joint	2.5	sq	1500.00	\$ 3,750
THERMAL & MOISTURE PROTECTION TOTAL				\$ 13,950
DOORS FRAMES & HARDWARE				
<i>DOORS FRAMES & HARDWARE</i>				
Doors and Frames				
F&I new 4 panel doors 1 3/4"	1	ea	1500.00	\$ 1,500
Restore historic door on west elevation. New weatherstripping	1	ea	1750.00	\$ 1,750
New mortice latch set , hinges and weatherstripping	1	ea	1000.00	\$ 1,000
Rekey west door to match south door	1	ea	200.00	\$ 200
DOORS FRAME & HARDWARE TOTAL				\$ 4,450
GLASS AND GLAZING				
<i>GLASS AND GLAZING</i>				
Windows				
Restore existing historic windows and casings	10	ea	1000.00	\$ 10,000
F&I 2 new windows	2	ea	1000.00	\$ 2,000
GLAZING & GLAZING TOTAL				\$ 12,000
DRYWALL				
<i>DRYWALL</i>				
Drywall- Not in Contract				
DRYWALL TOTAL				\$ -
CERAMIC TILE				
<i>CERAMIC TILE</i>				
Ceramic Tile- Not in Contract				
CERAMIC TILE TOTAL				\$ -
ACOUSTICAL CEILINGS				
<i>ACOUSTICAL CEILINGS</i>				
Acoustical Ceilings- Not in Contract				
ACOUSTICAL CEILINGS TOTAL				\$ -
RESILIENT & CARPET FLOORING				
<i>RESILIENT & CARPET FLOORING</i>				
Resilient and Carpet Flooring- Not in Contract				
RESILIENT/CARPET FLOORING TOTAL				\$ -
PAINTING				
<i>PAINTING</i>				
Painting				
Existing building painting	1	ls	10000.00	\$ 10,000
PAINTING TOTAL				\$ 10,000
SPECIALTIES				
<i>SPECIALTIES</i>				
Specialties- Not in Contract				
SPECIALTIES TOTAL				\$ -
EQUIPMENT				
<i>EQUIPMENT</i>				
Equipment- Not in Contract				
EQUIPMENT TOTAL				\$ -
FURNISHINGS				
<i>FURNISHINGS</i>				
Furnishings- Not in Contract				
FURNISHINGS TOTAL				\$ -
ELEVATORS				
<i>ELEVATORS</i>				
Elevators- Not in Contract				
ELEVATOR TOTAL				\$ -

Project No: TBD

CSI COST CODE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<i>FIRE PROTECTION</i>				
Sprinkler - Not in Contract				
FIRE PROTECTION TOTAL				\$ -
<i>PLUMBING</i>				
<i>Plumbing</i>				
New distribution from service entry to new hose bib.	1	ea	1250.00	\$ 1,250
Shut off capped second line for future distribution	1	ls	200.00	\$ 200
Reuse existing water meter	1	ls	500.00	\$ 500
PLUMBING TOTAL				\$ 1,950
<i>HVAC</i>				
HVAC- Not in Contract				
HVAC TOTAL				\$ -
<i>ELECTRICAL</i>				
General				
Temporary Lights & Power	1	ls	600.00	\$ 600
Selective Demolition - Cut, Cap & Make Safe	2	md	600.00	\$ 1,200
Permit Fee	1	ls	200.00	\$ 200
Distribution				
200Amp Main Circuit Breaker Loadcenter	1	ea	1,800	\$ 1,800
200 Amp Meter	1	ls	250.00	\$ 250
Life Safety				
Emergency lighting	1	ea	450.00	\$ 450
Lighting				
Lighting Branch Circuit wiring.	1,240	sf	1.25	\$ 1,550
Protected cfl lamps in porcelain sockets with switching	5	ea	200	\$ 1,000
Exterior Historic Porch Lights on photo cells	3	ea	750	\$ 2,250
F&I two GFI receptacles	2	ea	220	\$ 440
Fire Alarm				
Fire Alarm Equipment	1,200	sf	3.50	\$ 4,200
Connection to Acton Fire Alarm Department	1	ls	2500.00	\$ 2,500
ELECTRICAL TOTAL				\$ 16,440
<i>GENERAL CONDITIONS & PROJECT REQUIREMENTS</i>				
Project requirement (supervision, labor and safety)	10	weeks	5000.00	\$ 50,000
PROJECT REQUIREMENTS TOTAL				\$ 50,000



Asa Parlin House
Acton, MA

Repair and Renovations

Shawmut Design & Construction
Drawings Date: 18-Oct-12
Estimate Date: 25-Oct-12

Project Area/SF 1,240
Schematic Estimate

Project No. TBD

Summary Sheet

October 22, 2012

TRADE	TOTAL COST	\$/SF
SITework	\$33,900	\$27.34 SF
LANDSCAPING	\$18,000	\$14.52 SF
SUBTOTAL	\$51,900	\$41.85 SF
PERMITS @ \$20/1000	\$1,038	\$0.84 SF
GENERAL LIABILITY @ \$6/1000	\$317.63	\$0.26 SF
SUB TOTAL	\$53,256	\$42.95 SF
CONSTRUCTION CONTIGENCY @ 10%	\$5,325.56	\$4.29 SF
FEE @ 5%	\$2,929.06	\$2.36 SF
CONSTRUCTION TOTAL	\$61,510	\$49.61 SF



Asa Parlin House
Acton, MA

Shawmut Design & Construction
Drawings Date: 18-Oct-12
Estimate Date: 25-Oct-12

Project No: TBD

CSI COST CODE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<i>SITEWORK</i>				
Earthwork				
Erosion control	1	ls	1000.00	\$ 1,000
E/B for drain line and drip line piping 8" PVC	65	lf	25.00	\$ 1,625
(2) 4' diameter drywells	2	ea	1000.00	\$ 2,000
E/B for electrical conduit below frost line	45	lf	25.00	\$ 1,125
Grading	1	ls	2000.00	\$ 2,000
24" wide gravel drip	60	lf	20.00	\$ 1,200
Concrete grass pavers adjacent to house	1,500	sf	10.00	\$ 15,000
Reset existing stone stoop on new gravel bed.	1	ls	1500.00	\$ 1,500
Temp fencing	400	lf	8.00	\$ 3,200
Remove asphalt paving at walkway and parking area	1,500	sf	2.00	\$ 3,000
Electrical Distribution				
6" underground conduit (empty)	45	lf	50.00	\$ 2,250
SITEWORK TOTAL				\$ 33,900
<i>LANDSCAPING</i>				
Landscaping				
6" loam over disturbed area	6,000	sf	2.00	\$ 12,000
Turf seed over site	12,000	sf	0.50	\$ 6,000
LANDSCAPE TOTAL				\$ 18,000



Conditions Assessment & Feasibility Study

The Asa Parlin House

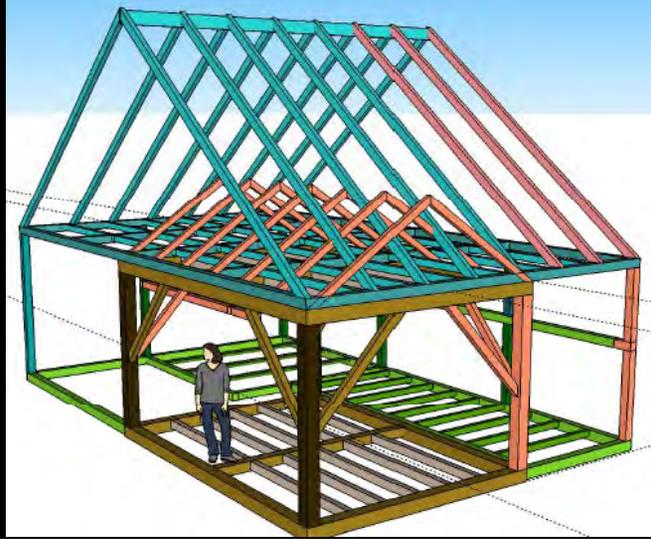
Menders, Torrey & Spencer, Inc.
Presentation to Acton Town Selectmen
October 29, 2012

Project Team



- Menders, Torrey & Spencer, Inc. – architect
- Structures North – structural engineer
- Finch & Rose – historic building consultant
- Fuss & O'Neill EnviroScience – hazardous materials
- JRW Engineering – mechanical engineer
- Shawmut Design & Construction – cost estimator

Past → Future



18th c. Timber frame
1860 Asa Parlin House
1996 Property acquired by Town – parking gained
1999 Conditions assessment/feasibility study
2011 Community Preservation Act grant
2012 Updated assessment & study

- Should this property – building & site – be preserved?
- How should this property be used?

The Property Today

- Early house with 20th c. additions
- Approx. 1/2 acre site – well maintained
- Building – benign neglect but structurally sound

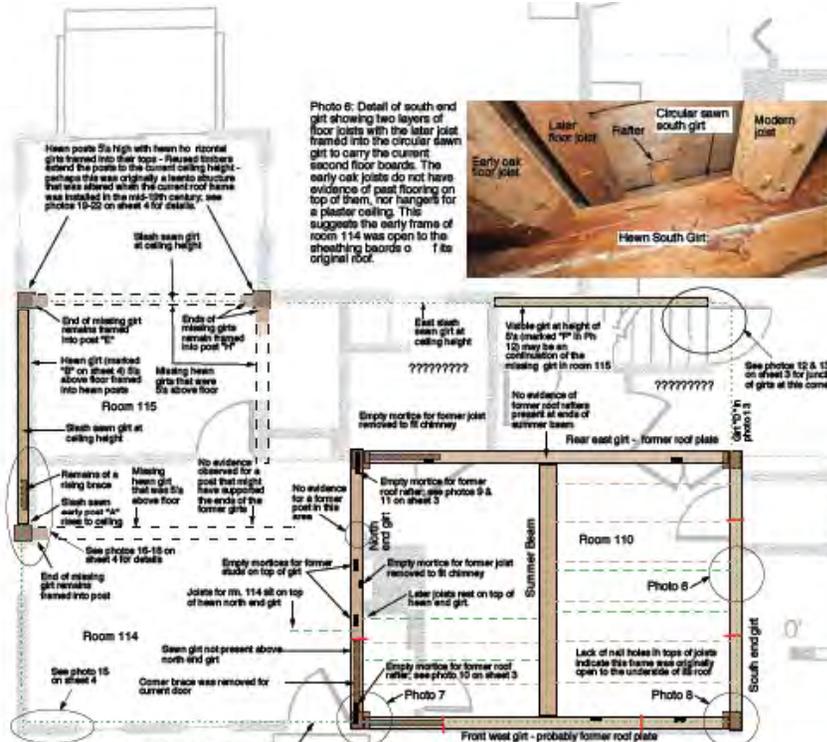


What does this mean?

Core building
is worth
saving:
20' x 30'
structure



Finch & Rose Framing Analysis



ASA PARLOUR HOUSE VISIBLE EARLY FIRST FLOOR FRAMING SHEET 2

Scale: 3/8" = 1'

NOTE: Circular sawn 6x5 girts and beams are set directly on top of the hewn frame front and south girts and summer beams and have their own joists to carry the second floor boards and rafters for the south pitch of the roof. These girts were probably installed when room 114 was added to the previous "L" shaped plan to create the current rectangular front block of the house in the second half of the 19th century.

- Hewn girt or beam - 18th or early 19th Century (mostly pine or hemlock)
- Slash sawn oak 3x4 joist set in hewn girts - 18th or early 19th Century
- Slash sawn oak 3x4 corner brace - 18th or early 19th Century
- Pin for corner brace (brace not visible) - 18th or early 19th Century
- Circular/slash sawn girts or beams - Mid 19th to 20th century - probably added with current roof frame (pine?)
- Sawn joists set in circular sawn girts - Mid 19th to 20th century (pine?)
- Unused open mortise
- Hewn post below girt - 18th or early 19th Century (oak)
- ????????? Not visible

NOTE: Positions of floor joists are approximate. Modern supplemental framing and framing that could not be seen is not shown.

Photo 8: Circular sawn girts set on top of hewn girts at SW corner of room 110. Hewn front plate is tenoned into the south girt.

Building Evolution

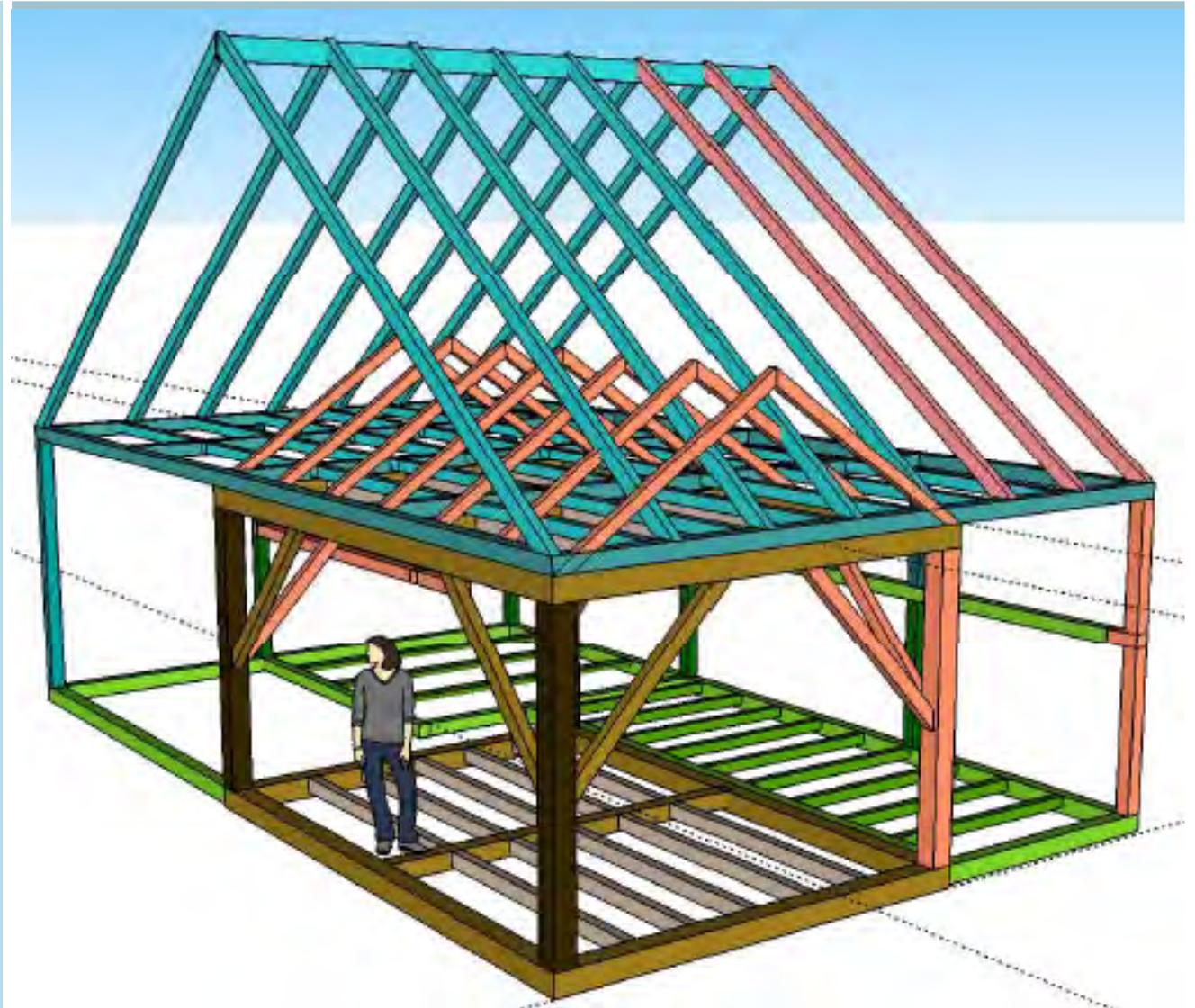
New understanding of significance of 18th c. frame:

- Single room with gable roof
- Brown exists, orange is conjectural



Building Evolution

1860 era –
core building
reached
present
appearance



Structural Conditions

- Core building is sound
- Limited structural reinforcement required (sills, etc.)



Significant Building Elements

- 18th c. frame
- Exterior wood cladding, trim & windows
- Foundation



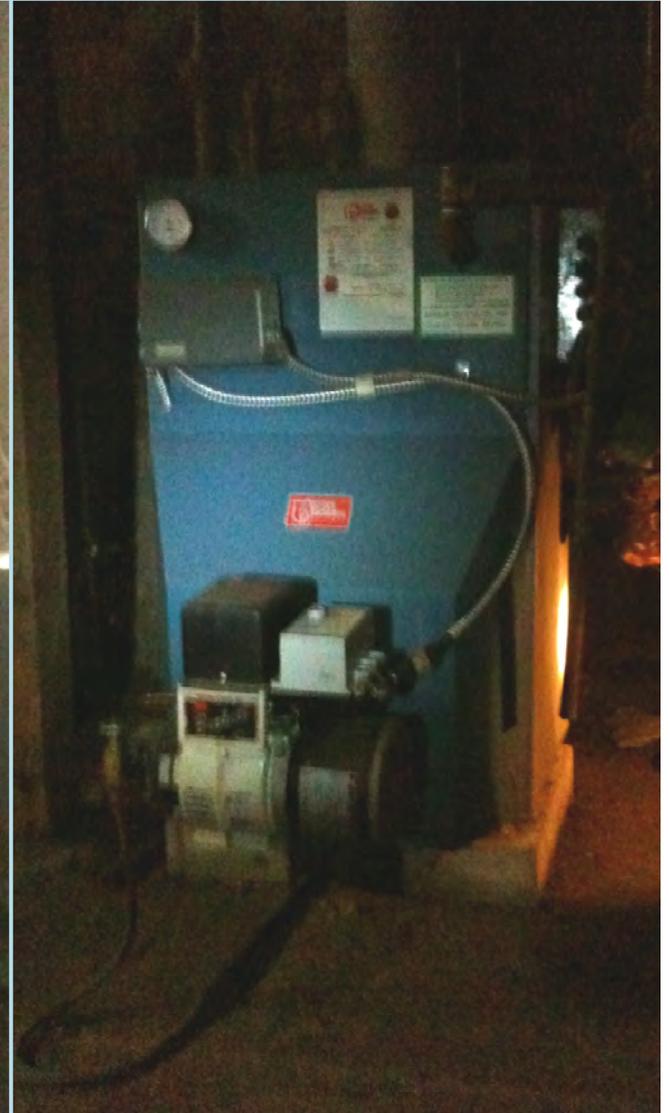
20th Century Problems

- Asbestos in drywall compound
- Est. \$52,000 to abate
- Abatement required before any intervention



Mechanical, Electrical, Plumbing

- Drained & inactive since 1996
- 200 amp electrical service
- Plumbing in 20th c. additions



Site & Setting

- Acton Center Historic District
- Residential neighborhood



Municipal Campus

- Most of 1996 acquisition provided parking for Library, Town Hall & playground
- Opportunity for green space



Public Meeting June 13, 2012

History is alive and kicking
in the heart of Acton!

We want to hear from you!
Spread the word.

Come join the discussion on the rehab of the Asa Parlin House as a vital element of Acton's town center.

- How can it contribute to meeting the goals of the Acton 20/20 Plan?
- Preserve and enhance town character
 - Provide more opportunities for community gathering and recreation



Community Workshop - Asa Parlin House
Wednesday, June 13
7:30 pm at Acton Town Hall, Faulkner Room

Hosted by the Acton Municipal Properties Department, Acton Historical Commission, and the Acton Historic District Commission

Community Workshop - Asa Parlin House Wednesday, June 13 7:30 pm at Acton Town Hall, Faulkner Room FACT SHEET

Property acquisition

- Purchased by the Town in 1996 for \$300,000
- Portion of the property used to expand library parking lot
- Used briefly as an office and then for storage
 - No funds spent on building maintenance
- Conditions and reuse study performed in 1996
 - No action taken
- CPA funds (\$20,000) approved unanimously at 2011 Town Meeting for reuse feasibility study



Building history

- First occupied at current site in 1861
- Portion of the building dates to late 18th/early 19th century
- House may have been moved to the site
- Original structure consisted of one room
- Style - vernacular house with Greek Revival elements

Cultural history

- Occupied by Asa Parlin
 - Merchant
- Occupied by Asa Parlin
 - Caretaker

Significance

- Example of an early 19th-century vernacular house
- Contributing element to the Acton Historic District
- Serves as a buffer between the town center and the residential area
- Associated with the Asa Parlin family

Disposition options

- Relocate
- Rehabilitate - reuse
- Reuse - explore

Next steps

- Conduct condition assessment
- Present findings to the Historic District Commission
- CPC will determine final disposition



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What did we learn?

- Removing building for 12 parking spaces not worthwhile trade-off
- Opportunity to think of property as part of municipal campus
- Green space – passive recreation: farmer's markets, plant sales, etc.



What did we learn?

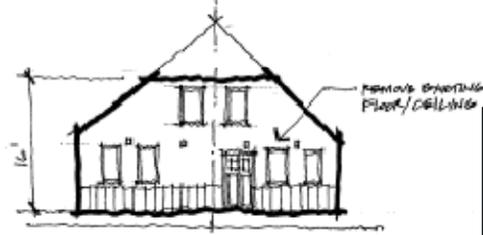
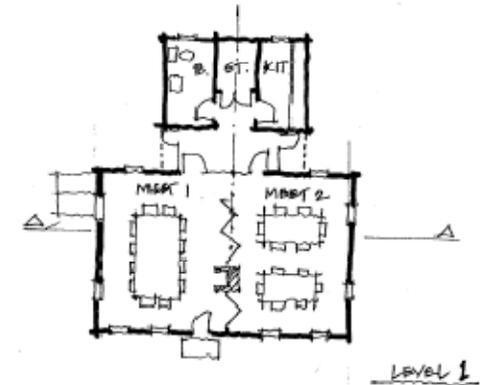
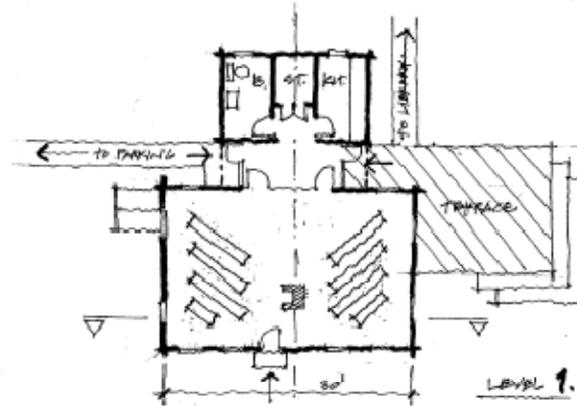
The old house is worth saving

- Important to historic district
- Historic framing
- Maintains residential scale
- Acts as visual buffer

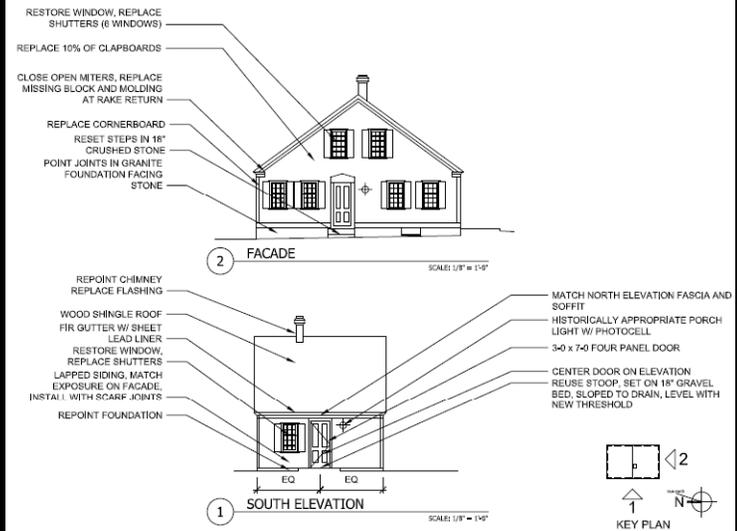


How should this property be used?

- Meeting space
- Storage
- Exhibit pavilion



Recommendations



Preserve core building

- Stabilize structure & building envelope
- Remove 20th c. additions & hazardous materials

Restore site as green space

Remove hazardous materials

\$60,000

Exterior preservation

\$285,000

Site work

\$70,000

Benefits



- Prepares house for future renovation for active use
- Provides approx. 20 years of building “life” with minimal maintenance
- Preserves authentic vestige of Acton’s early history
- Retains residential character of Woodbury Lane
- Retains green space at edge of parking lot
- Provides place for community functions
- Remains part of Acton’s municipal campus



Menders, Torrey & Spencer, Inc.
Presentation to Acton Town Selectmen
October 29, 2012