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TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 MAIN STREET
ACTON, MASSACHUSETTS, 01720
hdc@acton-ma.gov

February 26, 2025

To: Mr. Fabio Andrade
336 Baker Avenue
Concord, MA 01742

Re: HDC Certificate of Appropriateness Application for 285 Arlington Street, Acton

Dear Mr. Andrade,

On February 19, 2025, the Historic District Commission (HDC) received an Application for a Certificate of Appropriateness for a restoration and new development proposal for 285 Arlington Street; a property located in the West Acton Historic District.

In accordance with the review procedures in the Town of Acton Bylaw Chapter P, the Local Historic District Bylaw, the Commission cites the following paragraph from the Bylaw that is relevant to your application:

P7. Procedure for Review of Applications

- 7.2** The Commission may appoint one or more of its members to initially and privately screen applications for CERTIFICATES to informally determine whether any application includes and/or is submitted with sufficient information upon which the COMMISSION may reasonably take its required actions. Within fourteen (14) days following the first filing of an application for a CERTIFICATE with the Town Clerk, the COMMISSION or its appointee/s may determine without need for a public hearing, that insufficient information has been provided, in which case the application may be once returned to the submitting party, with written advice as to what was considered to be lacking, and the applicant will then thereafter be required to re-file the application before any further COMMISSION action is required. Any second filing of essentially the same application must be formally acted upon by the COMMISSION as is otherwise provided in the Bylaw.

The Chair of the HDC, as the designee, has reviewed your application and determined it insufficient for the Commission to act upon at this time and thus, is returning the application to you. The reasons for the insufficiency and the requirements for resubmittal are set forth below.

General

The application materials appear to have been prepared by an individual more experienced in the construction field than the design field. In general, the application describes a construction work scope and course of action in a predominately written format and in an aspirational manner. It contains some insufficiently hand drawn floor plans and computer renderings. This is not the level of architectural documentation that the HDC requires for projects of this extent and complexity; and the HDC will not evaluate projects based on this level of information. Applicants must show through professionally prepared architectural drawings and specifications exactly where and what you intend to build. Having a construction track record in rehabilitating historic properties and an intention to perform the work in an excellent manner is admirable, but irrelevant to the type of information required for an HDC application.

Background

The Commission appreciates the efforts in assembling some historic materials regarding the property. Unlike some other towns, Acton does not have an employee responsible for assembling historic preservation background materials for properties on behalf of applicants nor do the HDC members, all volunteers with careers, have time to assemble historical background materials. The applicant should research and include all MACRIS listings from the Massachusetts Historical Commission Database for the property and for West Acton Village. Educating the Commission about the importance of the site's history, a key factor in the HDC's reviews, falls on the Applicant.

Architectural Narrative

An accurate, comprehensive written and photographic/graphic narrative is imperative. The objective is to convince the Committee (and the public) why your proposed concept is the appropriate architectural response for this property, the neighboring historic properties, and the West Acton Historic District as a whole. This will be particularly important regarding the proposal to build a triplex building of some 8-9,000 square feet in a neighborhood of historic single-family residences. The renovation of the existing Isaac Davis House appears to be a straightforward historic restoration project. It was unclear in the application whether the intention is to demolish all or part of the barn and recreate all or parts of it -- clarification is needed. If any demolition for any part of the project (including site walls) is contemplated, please familiarize yourself with the HDC's Demolition Guidelines and respond accordingly.

Site Plans and Context Photographs

Site plans at multiple scales are needed to depict the proposal in its wide (neighborhood) and narrower (immediate) contexts. All surrounding roads, buildings, driveways, etc. need to be shown. Zoning setbacks, easements, etc. should be noted. Both existing and new site plans need to be provided. The submitted site plan appears to have been prepared for zoning approval purposes. It depicts a different three unit building than the architectural plans. No new grading, site walls, fences or other landscape elements are shown, which will clearly be needed given the topography of the site. Additional photographs from within the site looking out and vice-versa are needed for the Commission to understand the project's context.

Site Sections

Clearly the site has some difficult topography. From the information submitted, it is impossible to determine how the new triplex structure is integrated into this topography; or how it relates to the existing buildings. Cross and longitudinal sections through the site are needed to understand the buildings relationship to the site and its location and relationship to the heights of adjacent structures. Any retaining walls, if necessary, need to be dimensionally shown and their materials described.

Floor Plans

The HDC does not have jurisdiction over interiors. However, floor plans are needed to coordinate the appropriateness of exterior windows, doors, dormers, etc. locations. Floor plans of the barn will be needed to evaluate window and door placements on the exterior facades. Plans need to show all exterior dimensions. Floor plans must be shown in their context, i.e., not drawn as though "floating in space". Plans and exterior elevations need to be drawn to the same scale.

Zoning and Other Prior Approvals

We will avoid the legalities in this memo, but as you may be aware, what's permissible under the Acton Zoning Code, Site Plan Special Permit or other similar approvals does not embody any entitlement for a Certificate of Appropriateness from a Historic District Commission operating under Massachusetts Chapter 40C and Acton Bylaw Chapter P.

The applicant should provide a summary table of the zoning parameters and any Planning Board, ZBA or other approvals so that HDC members understand the site's approval history and are aware of any relevant setbacks or other regulations that may influence the HDC review process. Note that under the HDC Bylaw, the Commission can increase (but not decrease) setback dimensions. One of the HDC's primary responsibilities lies in apportioning the proposed building(s) volume in the appropriate location for the site itself and in the best interest of the surrounding properties and the district as a whole.

2D Exterior Elevations

All exterior elevations visible from the public way (typically the front and side elevations) with material designations and dimensioned heights and details need to be drawn for all structures.

Exterior Wall Sections and Details

The HDC requires to-scale drawings of all exterior details as well as wall sections to understand the various exterior planes and depths of materials and details. If you are attempting to replicate a particular architectural period or style, then the detailing must be historically accurate. Typically, as the design of the project progresses, more detail drawings and reviews will occur after a concept approval on projects that involve a substantial amount of design and construction.

3D Renderings

The computer rendering program used for the images included in the application is too simplistic to be of value for HDC review. In a future submittal, please submit more architecturally comprehensive rendered images. Again, the context must be shown as described in the ground plans above.

Product Cut Sheets and Specifications

All exterior material and items, such as windows, light fixtures, hardware, etc. must be presented for review and approval. (Note that the HDC has no jurisdiction over color over roofing and siding materials). Again, these items can be submitted as the review progresses.

Landscaping

Any construction one foot or more above-grade, such as fences, walls etc., are within the HDC's jurisdiction. We do not review planting materials except in cases when used as screening for mechanical and electrical equipment. Clearly, given the topography, site walls/fences and other landscape elements will need to be submitted for review.

Recommended Next Steps

You are encouraged to review the HDC Design Guidelines, Demolition Guidelines, Criteria for Decisions, and other pertinent information available under the HDC tab on the Town of Acton website. In addition, the HDC strongly recommends that you review the following HDC Certificates of Appropriateness (COAs) that have been granted within the past few years. These COAs include comprehensive architectural and landscape drawings, specifications, 3D renderings and other materials depicting the level of information the HDC requires for a review. Barbara Rhines at Town Hall can assist you obtaining copies of these COA materials. Relevant recent projects include:

- 9 School Street, South Acton
- 615 Massachusetts Avenue, West Acton
- 267 Central Street, West Acton
- 30 Windsor Avenue, West Acton

In a spirit of cooperativeness, we urge you to rethink your application submission. All other Acton owners in your situation (i.e., proposing substantial renovations and/or new construction in an historic district) engaged architects from the very first initial conversations with the HDC through to construction completion. The architects presented the project to the HDC on behalf of the applicants and were available at subsequent meetings to interact with the Commission and answer questions. All these architects had substantial Massachusetts Chapter 40C Historic District track records. (We understand that neither Stamski and McNary nor Mass Builders Remodeling LLC fits this description; please correct us if in error).

We urge you to engage the right architectural personnel needed for a successful outcome.

After reviewing this letter, the HDC suggests that you attend an HDC meeting to discuss your project prior to any re-application, if that is the path you wish to pursue.

Sincerely,

David Honn, Chair

Acton Historic District Commission

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TOWN CLERK
TOWN OF ACTON, MA

2025 FEB 19 PM 2:36

TOWN OF ACTON

HISTORIC DISTRICT COMMISSION

472 Main Street, Acton, MA 01720

Application # 2506

APPLICATION FOR CERTIFICATE

This information will be publicly posted on the Town of Acton website docushare.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):

Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10 _____

Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition) Fee: \$50 X

Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate) _____

Cert. of Non-Applicability _____ No Fee _____

Fees waived for non-profit or municipal applicants.

Applicant: FABIO ANDRAGE

Telephone: 978 606 9114

Address: 336 BAKEN AVE, CAULFIELD, MA

E-mail: FABIAN2003@GMAIL.COM
(Fabian2003@gmail.com)

Property owner and address: MASS BUILDERS REMODELING LLC
(if different from applicant)

Contact information: ANDREY VIEIRA
857 888 1160

Location of Work:

District: Center F2 West _____ South _____

No. 285 Street ARLINGTON ST

Description of Work: (See website Instructions regarding information that is here required)

ATTACHMENT ON LAST PAGE

The undersigned hereby certifies that the information on this application and any plans submitted herewith are correct, and constitute a complete description of the work proposed. By my signature below, I acknowledge that this application and all its data will be publicly posted on the Town of Acton website docushare.

Signature of applicant [Signature] Date: _____

Application received by _____ for HDC Date: _____

COA approved/CNA issued by _____ for HDC Date: _____

INSTRUCTIONS AND INFORMATION for filing an application for a CERTIFICATE for work in a Local Historic District

I. CONTACT THE HISTORIC DISTRICT COMMISSION BEFORE YOU BEGIN

Anyone contemplating exterior work within a Historic District may contact the Commission to discuss a project before making an application. We can tell you what types of work require a Certificate, whether you need to submit an application, and give you an idea of the types of things that will be approved. A list of Commission members is available on the website, and any member will be glad to answer your questions, or to set up an appointment on the Commission's meeting agenda to discuss your plans. The Commission ordinarily meets on the second and fourth Tuesday of the month at 7:30 p.m. in Town Hall, 472 Main Street. Meetings are posted on the HDC website at least 48 hours in advance of the meeting along with the agenda for the meeting.

II. HOW TO FILL OUT AN APPLICATION FORM Application forms can be downloaded from the HDC website (see above), obtained from the Town Clerk's office, or by calling the Commission.

1. Describe the work as fully as possible, attaching separate sheets as necessary.
2. If you are applying to update a Certificate of Appropriateness (COA) currently in force to reflect a change in ownership of the property, attach a copy of that COA to your application and state in your application: (a) your name(s), (b) the date your ownership of the property became effective, and -- under "Description of Proposed work" -- (c) your intent to complete the project under the terms approved in the COA, signing the application where indicated. If you anticipate that you will need more time to complete the project than the COA permits, please include that request, stating the reason(s) for such an extension. Depending on the complexity of the approved project, the Commission may ask to meet with you concerning the project before issuing a new COA reflecting the change in ownership.

A COA issued to reflect a change in ownership of the property simply permits the new owner to complete the project under the terms of that COA, including its expiration date. Before engaging in any work within the Commission's jurisdiction which differs in any respect from that approved in the current COA, you must apply for a new COA and undergo full review of the project by the Commission.

3. Each application, other than one that simply updates a COA to reflect a change in ownership, must be accompanied by the following information:

A. Diagram(s) or sketch(es) of the proposed work:

-- for some minor alterations such as doors, windows, and lighting fixtures, one sketch showing the proposed location on the building or property, along with a manufacturer's information page, is usually sufficient;

-- for all new construction, including an addition to an existing building, please submit views drawn to scale (1/4"=1') of all visible exterior elevations, applicable floor plans, along with explanatory notes, sections, and details of architectural trim, door and window types, etc. Include a plot plan, showing the existing building(s) and the location of the new construction;

-- for a sign, please submit a scale drawing of the proposed design, a representation of the lettering style, information on materials to be used, and a sketch of the sign's position on the building. For a free-standing sign, a plot plan, showing proposed location of the sign, with all distances from the building and lot lines, must be provided;

B. Photographs of the existing conditions. Photos taken with your phones are fine; if you do not have access to a camera, let us know and we will take a photograph;

C. Any additional drawings, diagrams, photos, product samples, and specifications requested by the Commission.

4. Date, sign, and fill in all requested information on the application form. The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

5. Mail or deliver two copies of the full application to the Town Clerk at Town Hall, 472 Main St., Acton. With the exception of municipal or non-profit applicants, an application fee, payable to the Town of Acton, is required for a Certificate of Appropriateness or a Certificate of Hardship, as follows: Alterations (new windows, doors, roofing, decks, fencing, signs, etc.) or Change of Ownership: \$10; Additions that increase the building's square footage (including attached garages), New buildings, Demolitions: \$50. No fee is required for a Certificate of Non-applicability. In addition to the application fee, if a Public Hearing is held on an application, the applicant will be billed for the Legal Notice.

III. COMMISSION REVIEW OF APPLICATIONS

The Commission may appoint one or more of its members to initially screen applications to informally determine whether any application includes and/or is submitted with sufficient information upon which the Commission may conduct its review. Within 14 days following the first filing of an application, the Commission or its appointee/s may determine that insufficient

information has been provided, in which case the application may be once returned to the applicant, with written advice as to what was considered to be lacking. The applicant will then be required to re-file the application before any further Commission action is required. The Commission will consider applications in the order of their receipt. The Commission may hold a public hearing on the application, or, if the proposed work is minor in nature, may undertake to review it without a public hearing. In either case, your presence at the meeting at which your application is discussed will help its processing, as the Commission may need more information before it can make a decision, or might request minor changes that will make your application subject to quick approval.

IV. GENERAL INFORMATION ABOUT EXTERIOR WORK IN A LOCAL HISTORIC DISTRICT

1. Work on a project requiring Commission approval shall not be started until the required Certificate, as well as any other applicable permit or license, has been issued.
2. Changes may be made from the work described in the approved Certificate only with the Commission's written approval, usually in the form of an amended Certificate.
3. All Certificates are valid for work commenced within one year from the date of issuance. An extension or renewal of a Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time a Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her name.
4. Types of Certificates: The Commission has a maximum of 14 days to determine if work proposed in an application is within its jurisdiction. If the work is not under the Commission's jurisdiction, a Certificate of Non-applicability will be issued. A Certificate of Non-applicability is not always needed, but if the applicant is seeking other permits, such as a roofing or building permit, it is issued to show the permitting department that the Historic District Commission has checked the plans. If the work proposed in an application falls under the Commission's review, it will need a Certificate of Appropriateness. This is the Certificate that shows that the proposed work has been found to be compatible with the character of the property and the Historic District. In rare cases, the Commission may issue a Certificate of Hardship. In this case, the applicant will be asked to indicate on a separate sheet the reasons why (a) owing to conditions affecting the building or structure, but not affecting the district as a whole, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant, and (b) no substantial detriment to the public welfare, and no substantial derogation from the intent and purpose of the Acton Historic District Bylaw would result from approval of the application.
5. The Commission reserves the right to defer its final decision on a proposal up to 60 days from the recorded date of an application.
6. A person aggrieved by a determination of the Commission may, within twenty days of the

issuance of a Certificate or disapproval, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the Metropolitan Area Planning Council.

Existing House (285)

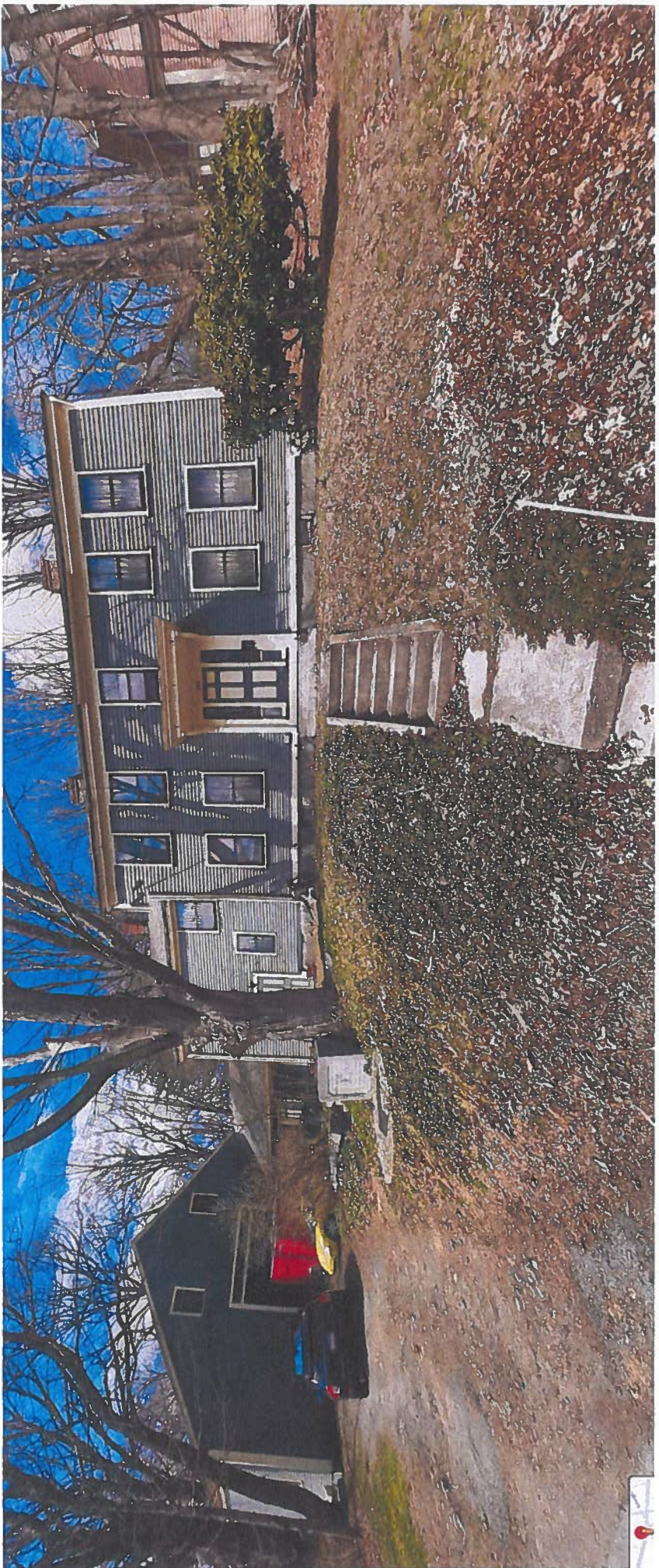
- Action Plan: Maintain the house in its current state.
- Scope:
- Repair and restore only what is necessary to preserve the existing structure and functionality.
- No alterations to layout or major structural changes.

Barn Conversion

- Objective: Convert the existing barn into a single-family home.
- Key Modifications:
- Create a driveway leading into the barn through the current barn door location.
- Modify the barn door height to accommodate vehicle entry.
- Add four windows of the same size on the top facade for improved aesthetics and lighting, replacing the existing two awkward windows.

New Triplex Development

- Description: Build three cottage-style homes on the left side of the barn.
- Features:
- Each cottage will function as an independent unit.
- Each unit will have its own driveway.
- The design will include a street-facing orientation for all three cottages to enhance curb appeal.

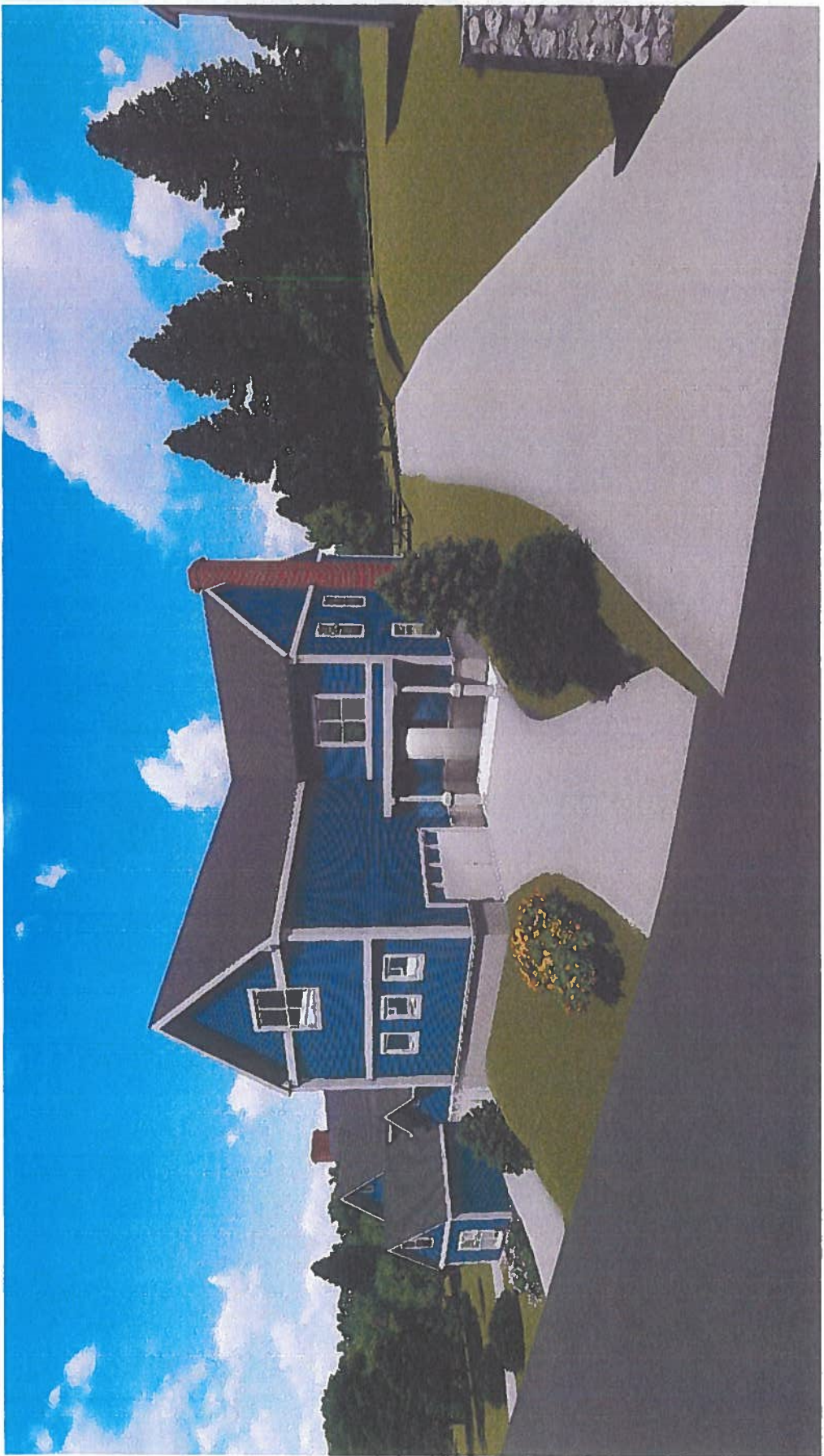


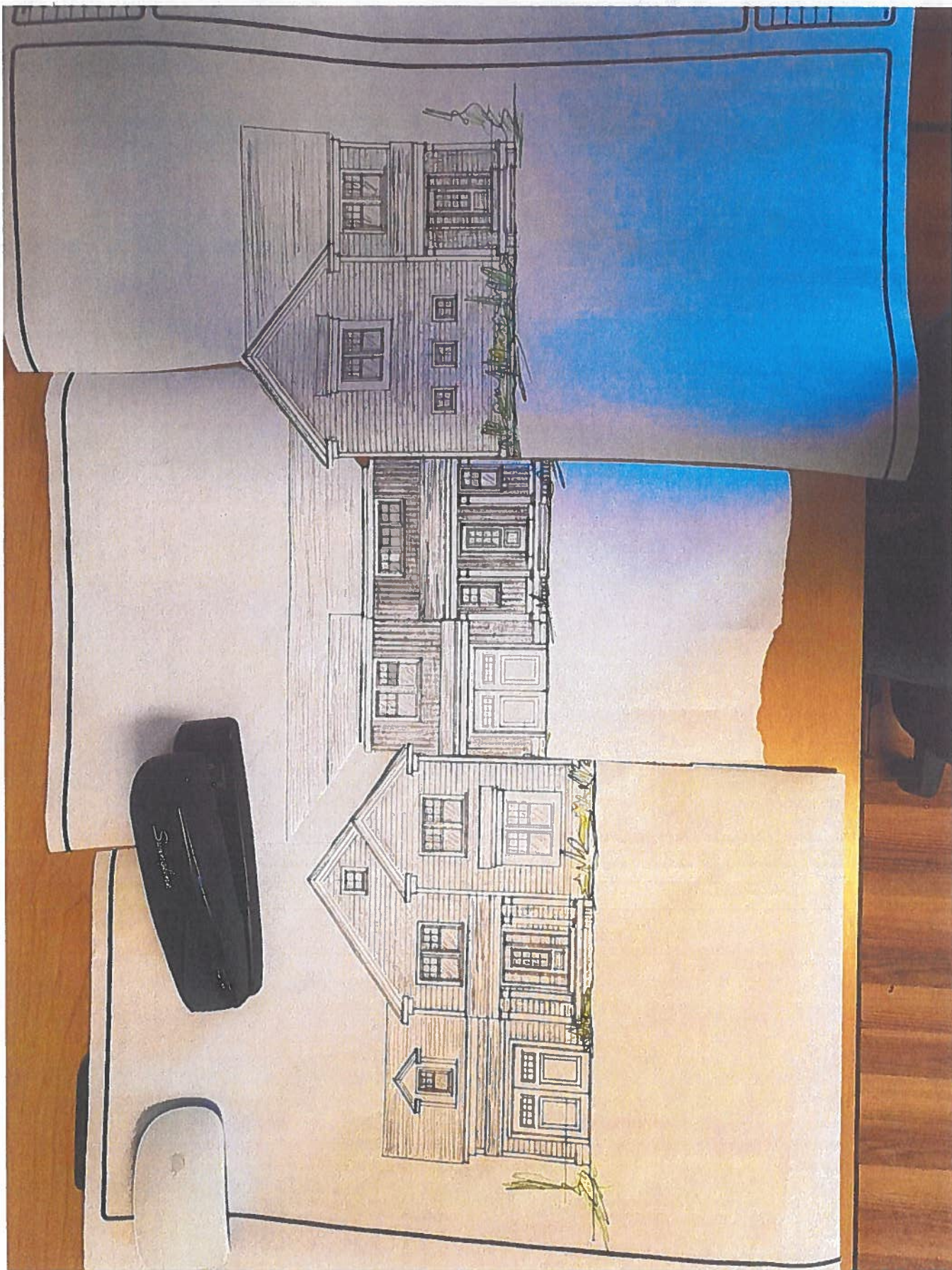






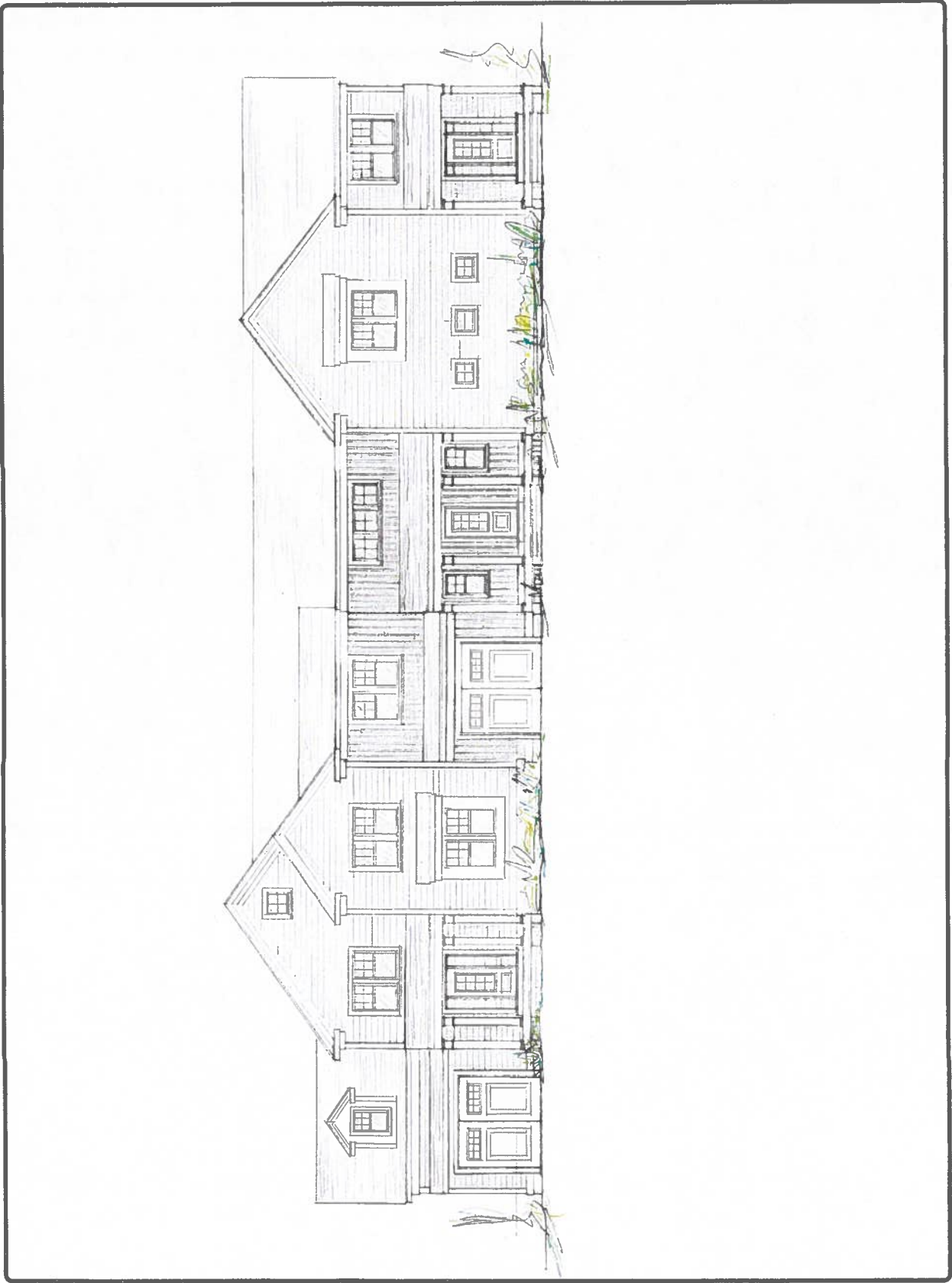






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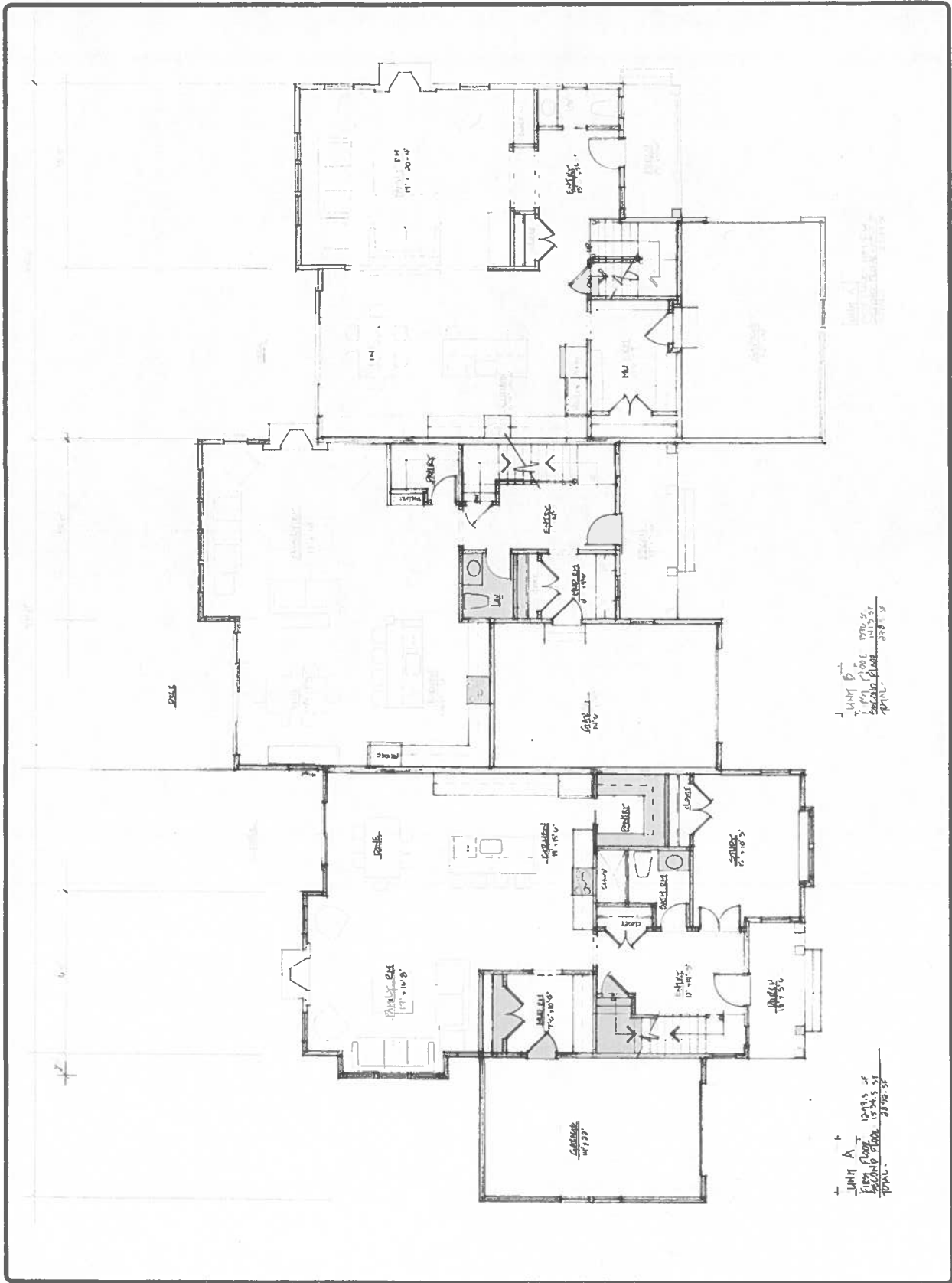
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First Floor Plans

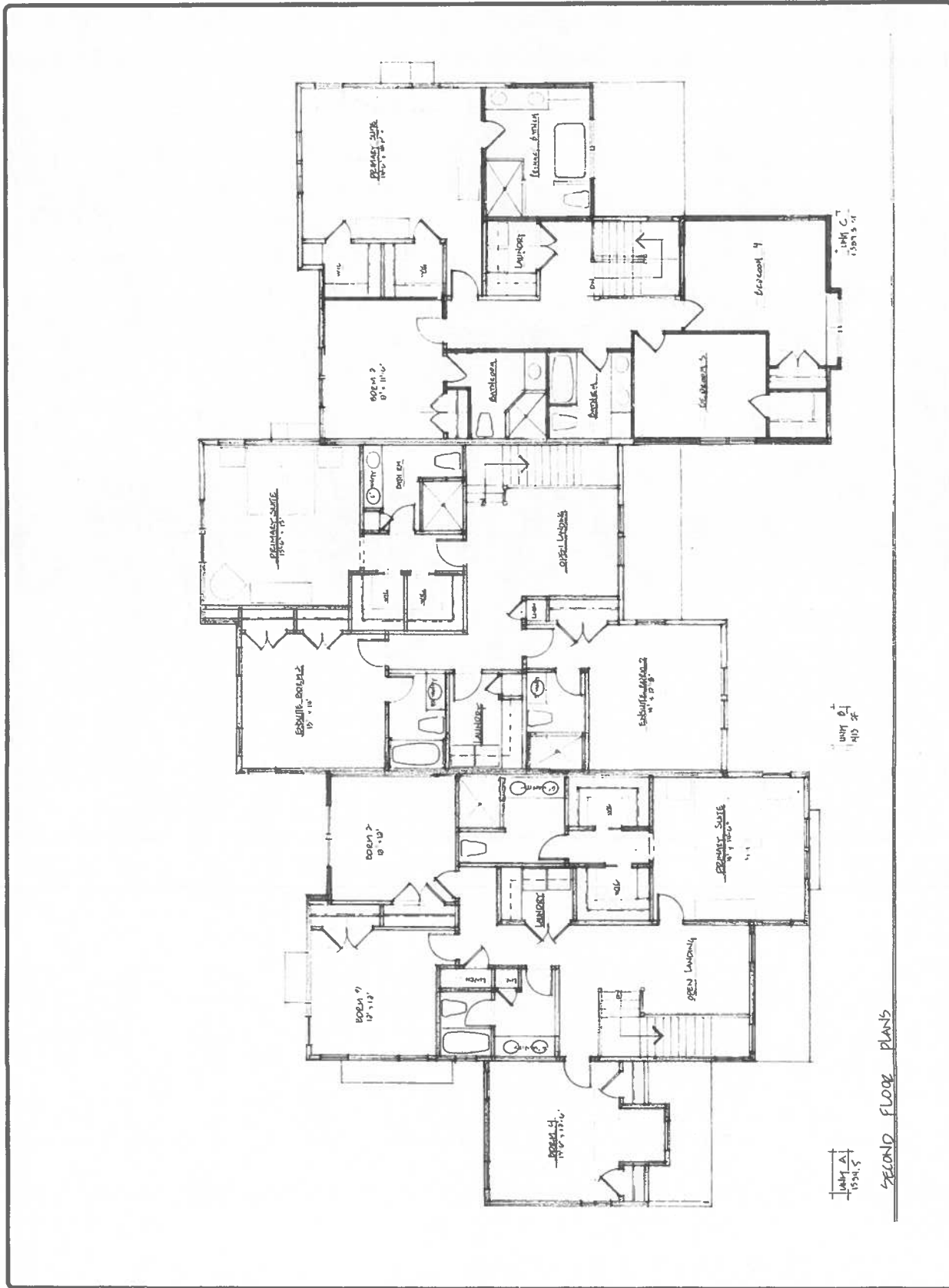
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SECOND FLOOR PLAN

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DESIGNED BY	
CHECKED BY	
IN CHARGE	
PROJECT NO.	
REVISION	





- HOW OR FORMERLY
OVERHEAD WIRES
- UTILITY POLE
- GAS CISTERN (BURIED)
- WATER CISTERN (BURIED)
- GRAND MANHOLE
- SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

CONCEPT PLAN

ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: FABIO'S CONSTRUCTION, INC.
SCALE: 1"=20' OCTOBER 16, 2024

STAMSKI AND MONARY, INC.



NOTES:

1. PRIOR TO SELLING, MARKETING OR PURCHASING THE PROPERTY BASED ON THIS CONCEPT, ALL PERMITS SHOULD BE OBTAINED.
2. THE CONSTRUCTION OF A MULTIFAMILY DWELLING IN THE VILLAGE RESIDENCE ZONING DISTRICT REQUIRES A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS.

George Vernon

285 ARLINGTON ST, ACTON

Introduction

Dear Members of the Historical Commission,

My name is Andrey Vieira, and I am the owner of Mass Builders Remodeling LLC, a Massachusetts-based construction company specializing in the renovation and restoration of historic homes. With 10 years of experience, we are dedicated to preserving the architectural integrity of historical properties while integrating modern functionality.

Our work includes:

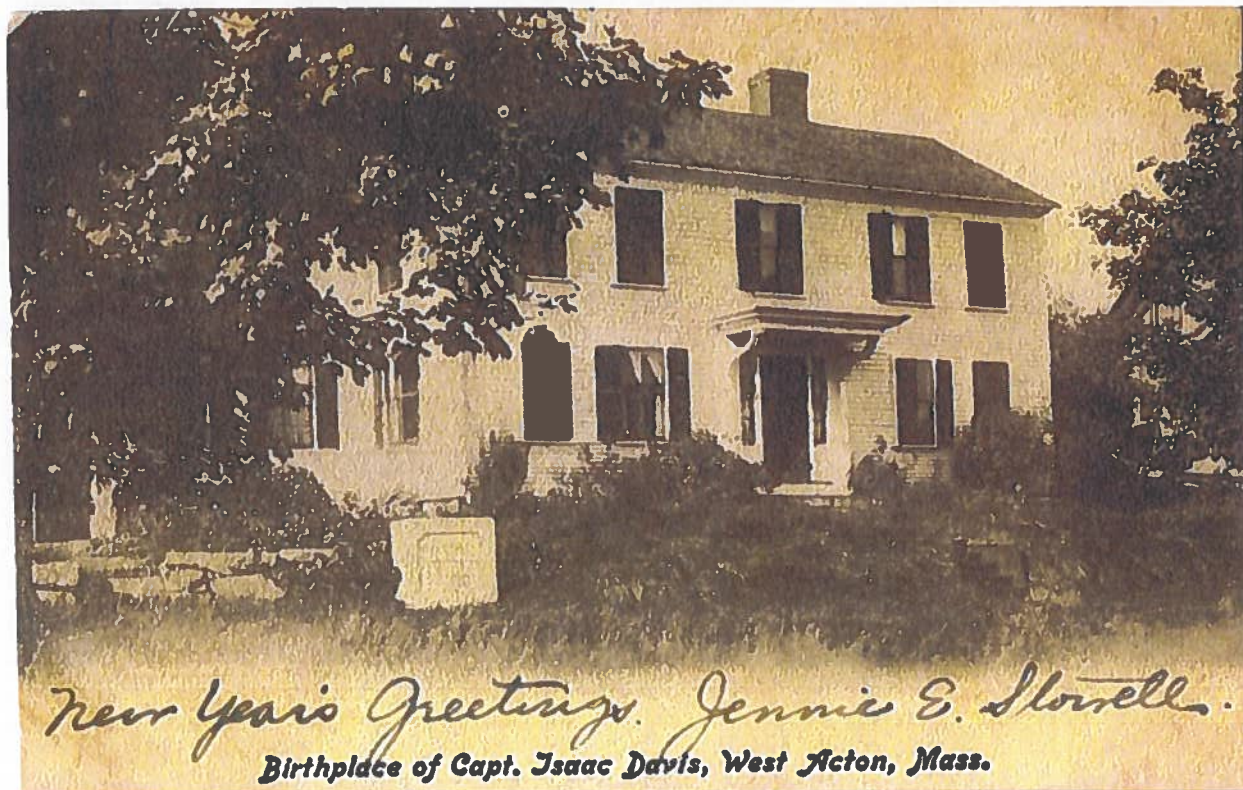
- **Structural Restoration:** Stabilizing and restoring foundations, framing, and roofs.
- **Window Restoration:** Repairing and upgrading original windows with historical accuracy.
- **Architectural Features:** Preserving or replicating moldings, woodwork, and decorative elements.
- **Systems Integration:** Upgrading plumbing, electrical, and HVAC systems discreetly.
- **Compliance:** Ensuring all projects meet local preservation codes.

We have worked on a variety of historical homes across Massachusetts (Concord, Carlisle, Acton and Etc.) We pride ourselves on delivering high-quality craftsmanship while respecting the history and character of each property.

We would welcome the opportunity to collaborate with the Historical Commission on future projects. Please feel free to contact me to discuss how we can assist with preserving our region's architectural heritage.



Property Information



Birth place of Cape. Isaac Davis

Year Built: Early 1700's

Area: 2,999 square foot house on a 0.93 acre lot

Rooms: 4 bedrooms and 1.5 bathrooms

THE BIRTH-PLACE OF CAPTAIN ISAAC DAVIS.—
Captain Isaac Davis was the son of Ezekiel Davis and Mary Gibson, of Stow. He was born February 23, 1745, at the place in West Acton known as the Jonathan B. Davis House, where Mr. George Hagar now lives. He was baptized, June 23, 1745. He

married Hannah Brown, of Acton, October 24, 1764. She was born in Acton in 1746. On February 10, 1765, he covenanted with the church.

CAPTAIN ISAAC DAVIS' HOUSE AT THE TIME OF THE CONCORD FIGHT.—It lies about eighty rods southwest from the present site of Deacon W. W. Davis, at Acton Centre. We pass through the lane from Deacon Davis', still traveled as a private way, but at that time the old road; then go through the pastures, then strike the avenue leading to the residence of Mr. Charles Wheeler. His present house now stands very nearly where Captain Davis' house stood in 1775.

The two fine elms in front on the opposite side of the road, if permitted to stand, will help the antiquarian to locate the grounds, destined, as the years go by, more than ever to be the centre of Acton's local interest. The house in which he lived, has been replaced by another and that one repaired and enlarged. It was for many years the residence of Nathaniel Greene Brown, from 1812. It was occupied by Joseph Brown many years before 1812. It was known for some time as the Ward Haskell place, who reconstructed the building in later years, a noted carpenter. Elias Chaffin occupied the place in 1812. The original house was two story in front, and the back sloped down to one, the kitchen in the lower part.

An old apple-tree, a few years since, stood seven rods from Mr. Wheeler's house in his present orchard. This was the shooting mark of Captain Davis in his gun practice. The scars made by the bullets had been healed over, and what seemed like burrs covered the body of the tree when cut down. Mr. Wheeler now regrets that the wood of this tree was not at the time made into small memorial blocks, as keepsakes in memory of the noted marksman. Such relics are more in demand now that the days of the newness have passed, and the oldness has come instead.

This site must ever have a historical value, as the house of Davis, on the morning of the 19th of April, 1775, where his company gathered, ready for battle, and where the funeral took place, of the three martyred soldiers, Mr. Swift officiating, and where the yeomanry of this surrounding country met on that epoch day, to join with the widow and the bereaved public in solemn rites of burial. The antique flat stepping-stone at the ell door of Mr. Wheeler's house is the same trodden by Captain Davis and family, and consecrated by the remembrances of that funeral occasion.

Original Construction

The existing structure has significant issues with the siding, foundation seal, window trim, exterior sheathing, as well as certain doors and windows.

The historic home's foundation, constructed with stone, presents unique challenges. While stone foundations are known for their durability, they can also contribute to moisture accumulation over time. This moisture, in combination with the age of the building, leads to the gradual deterioration of the wooden elements, including the siding and trim.

Additionally, the exterior doors and trims have been significantly affected by the climate's seasonal fluctuations. The natural expansion and contraction of wood due to temperature and humidity changes allow water to seep into the material, initiating the process of rot. Over time, this compromises the integrity of these wooden components, which are particularly vulnerable to environmental stress.

Preserving the historical charm of the home while addressing these concerns is key. Thoughtful restoration, with attention to moisture control and modern materials, can help safeguard the home's structural integrity while maintaining its character.

Neighborhood Construction



278 Arlington St, Acton



284 Arlington At, Acton

Early Settlement of Acton: Acton was first settled in 1635 and incorporated as a town in 1735. It was primarily an agricultural community, with farms, mills, and a growing population. The town also had close ties to nearby Concord, which is famous for the Battles of Lexington and Concord during the Revolution. Acton was a part of that story, contributing soldiers and resources to the cause.

Development of Arlington Street: Arlington Street itself, like many historic streets in small New England towns, would have started as a rural road connecting farms and homesteads. As Acton grew, roads like Arlington Street became central to the development of the town.

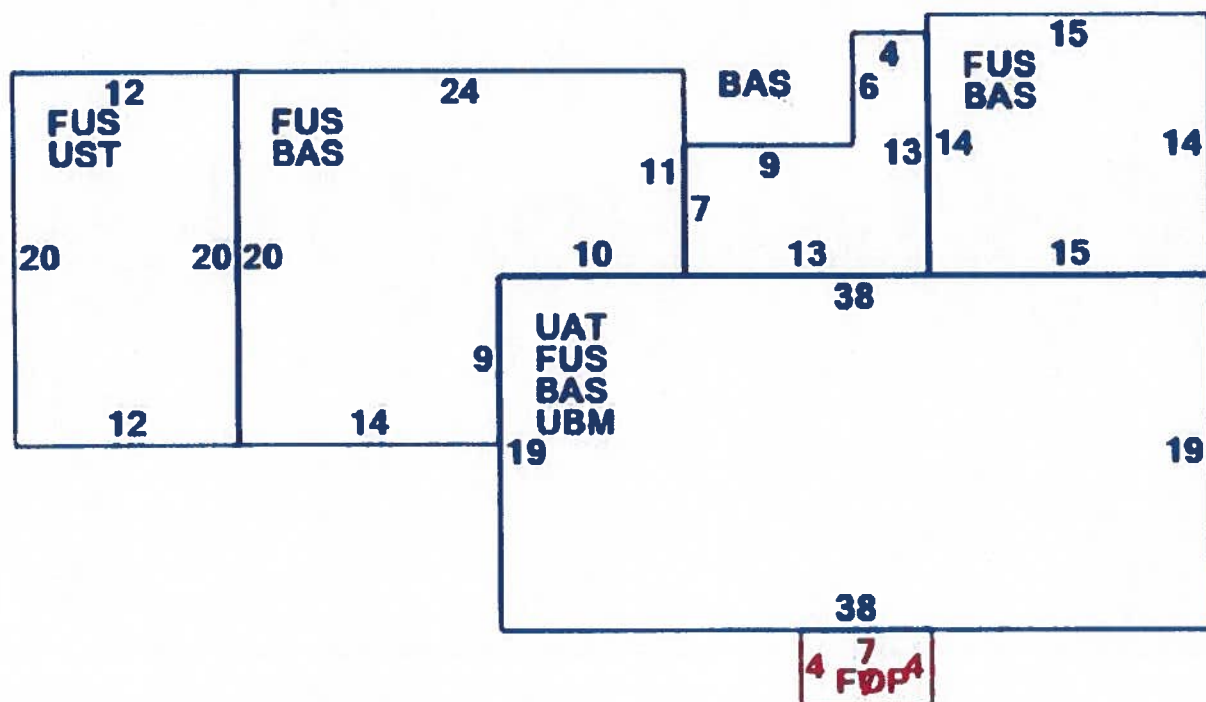
Arlington Street could have originally been part of a larger route connecting Acton to neighboring towns, and over time, the area would have become more residential.

Preservation of Historic Homes: Acton has a number of well-preserved homes dating back to the 18th and 19th centuries. These houses reflect the architectural styles of their time, from Colonial to Victorian. Streets like Arlington Street likely have homes that date back to the early 1800s or even earlier, when the town's development started to shift from rural

farms to a more residential area. The preservation of these homes means that people today can get a glimpse of what life was like during these earlier centuries.

Historical Significance: Acton is known for being home to several historic sites, like the Acton Minutemen statue, which commemorates the town's role in the American Revolution. While Arlington Street might not be specifically tied to a major historic event, its preservation is part of the larger effort in Acton to maintain the town's historic character.

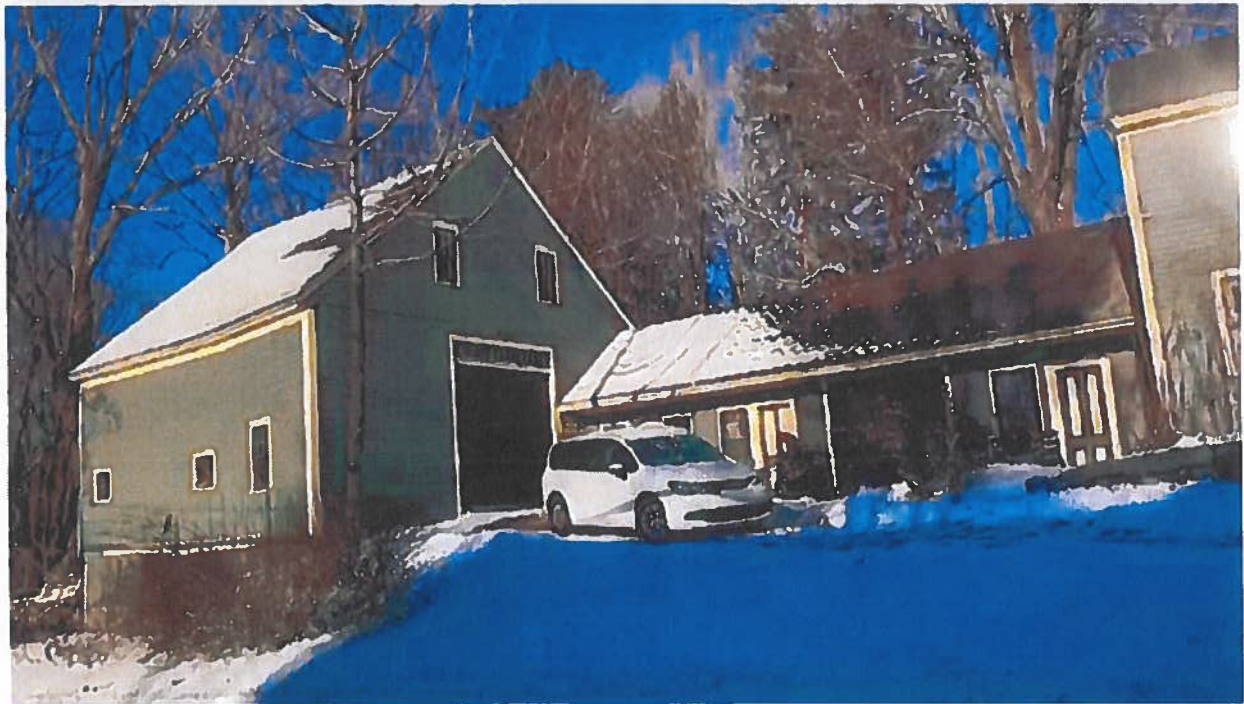
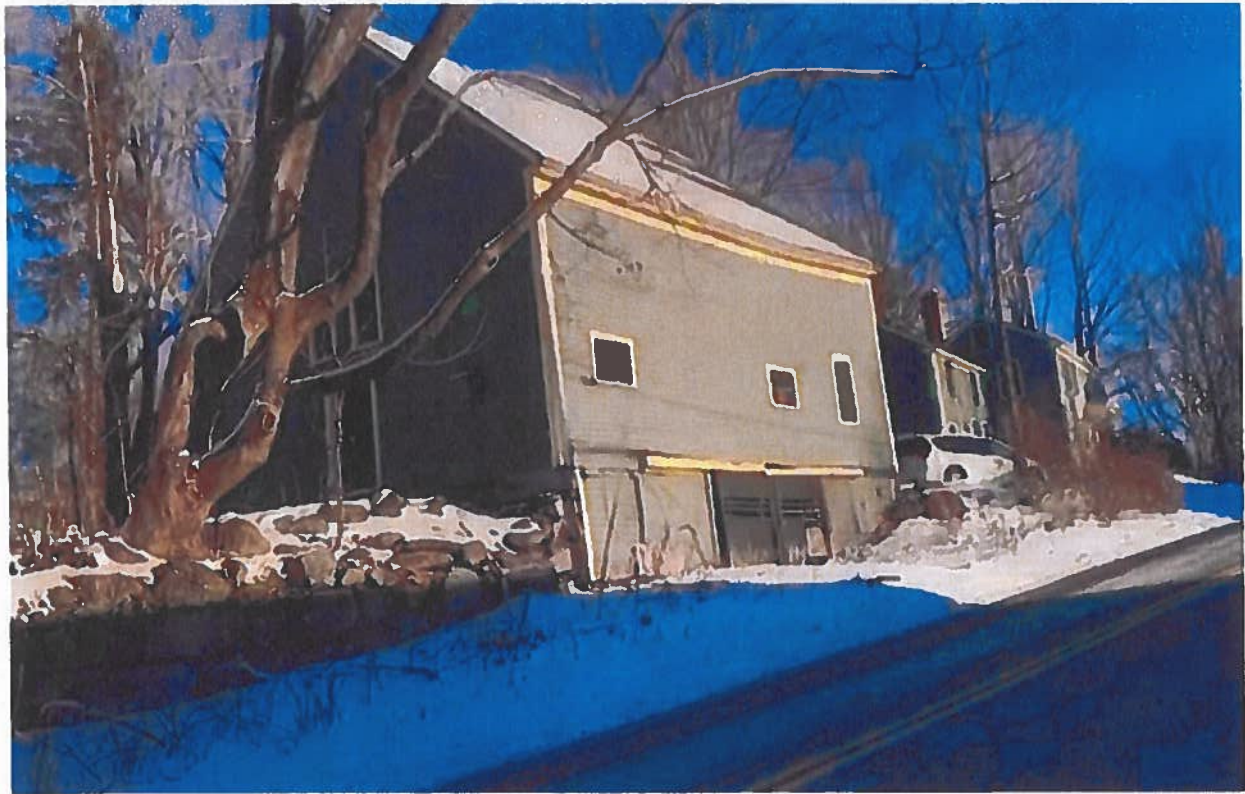
Floor Plan



Alterations or Adittions

We have reviewed the town records, but I was unable to find any documentation regarding additions or alterations to the structure or facade of the house.

Current House Pictures





Renovation Details

House:

Foundation Sealing & Repointing: The foundation is experiencing seepage, so we will repoint it to ensure waterproofing and structural stability.

Windows replacement with same existing style, replace rotted woods where is needed, scrape and paint entire exterior house.

Windows Andersen 400 series wood right SDL one over one follow the same original style.

Window Trim & Doors: Existing trims and certain doors will be restored or replaced to improve functionality while maintaining historical accuracy.

Repair all rotted trims around the house and paint with same color existing at the house.

Siding & Exterior Sheathing: We will replace or repair these components to match the original design, enhancing both insulation and protection against weather.

Roofing replacement, with asphalt shingle with same color and style existing at the house.

Barn:

Convert Barn into house, modify the garage door opening (facing the street) to be able to fit car inside.

Foundation Replacement: A new foundation will be constructed to provide stability and longevity.

Framing & Structural Work: The barn will be rebuilt to match its original form, preserving its historic character.

Door Reorientation: The connection between the barn and the house will be reorganized for better functionality and aesthetic coherence.

Window Alignment: One of the windows above the barn door is currently misplaced due to past modifications. We will restore it to its original design.

Exterior Finishes: The barn will be clad in clapboard siding, with all trim and roofing lines remaining consistent with the original structure.

Square Footage: No changes will be made to the footprint of the barn.

Change awkward windows position.

All this changes will be able to see on the new plan drawing attached below.

Painting: After restoration, the entire house will be painted in its original colors.

By executing these restorations, we aim to honor the history of the property while bringing it up to modern standards for efficiency, durability, and presentation.

Constructor Recommendations

As specialists in restoring antique homes, renovating existing houses, and building new construction, we approach historic projects with the utmost care and responsibility. Our primary goal is to preserve the integrity of these homes while enhancing their energy efficiency and longevity—minimizing destruction wherever possible.

For this particular property, our priority is to restore and protect its historic character while ensuring it remains a safe, comfortable, and functional home for future generations. When faced with challenges such as rotted wood, termite damage, crumbling foundations, structural shifts, and water intrusion, our approach is to mitigate these issues comprehensively to prevent further deterioration.

This home holds significant historical value for the town of Acton, and our mission is not just to complete a restoration of this magnitude but to deliver a home where a family can live comfortably while maintaining its original charm and architectural authenticity.

By blending traditional craftsmanship with modern efficiency standards, we strive to honor the past while building for the future.