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TOWN OF ACTON, MA
2025 OCT 30 PM 3:04

**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION**
472 Main Street, Acton, MA 01720

CERTIFICATE 2530

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

For the work described in the Application of the same number.

Applicant (or owner) Lisa M.B. Adamiak, AIA (Nashawtuc Architects) Telephone (978) 371 0344

Address 100 Main Street, Suite 420, Concord, MA 011754 Email Lisa@nasharch.com

Location of Work 285 Arlington Street, Acton, MA District: Center West South

Description of Proposed work: Partial demolition and reconstruction of barn and attached garage located behind residence.

- A. **Proposed Demolition of House to Barn Link Structure**
- B. **Proposed Demolition of Secondary Chimney**

Findings, conclusions, recommendations:

Findings:

1. The chimney is secondary to the residences other main chimneys and is located at the rear of the house.
2. The proposed demolition will involve the removal of the existing one-story "link structure", which connects the existing barn to the existing house and a secondary chimney.
3. The link structure consists of wood framing, wood wall and roof sheathing, slate roofing and a mixed foundation of brick, concrete, and soil. The floor is 80% soil. The link structure was constructed circa 1900.
4. After the removal of the link structure, Applicant proposes to replace the link structure with a new, similar structure.
5. The barn and house will be protected during the demolition process.
6. Applicant intends to salvage and re-use any existing framing members, sheathing boards, stone and other historical materials for re-use on-site or for sale to an architectural salvage company.
7. In support of her conclusion that the link is so deteriorated that rehabilitation is not practical, Applicant offers the following:
 - a. First, the report of Todd L.T. Hedley, P.E., of TLH Consulting, Inc., an experienced, registered structural engineer, who visited the site in August 2025. The report describes in detail, the condition of various framing members, wall and roof materials and the foundation, or lack thereof, as well as the stability and lack

thereof, of key structural connections, such as wall to foundation, wall to roof framing, etc.

- b. Based on his site visit, Mr. Hedley' concluded that "The existing link building is unstable and unsafe." And that, "We recommend that the building be demolished." TLH's structural engineering report is attached to this COA.
- c. Second, after visiting the site in September, confirmation of the report's conclusions by David Honn, HDC Chair and Architect.

Conclusions:

- 1. The secondary chimney is not integral to the historic value of the residence and may be removed.
- 2. Based on the above-noted facts, the link structure attached to the sides of the barn and house is of no historic value to the District.
- 3. Based on the above-found facts, the link structure is so deteriorated that rehabilitation is not practical.
- 4. Accordingly, the Applicant has overcome the "Strong Presumption against Demolition" with regard to the demolition as described in the Application and may go forward with that demolition as part of the proposed barn and house reconstruction project. See Town of Acton HDC Demolition Guidelines, Part II, The Strong Presumption Against Demolition, pp. 1-2.

Recommendation:

Prior to demolition of the barn, Applicant should take photographs documenting both the exterior and interior of the link structure to be submitted to the Town for its records.

B. Proposed Construction

Findings, conclusions, requirements:

Findings:

1. Arlington Street is the governing way.
2. The project consists of three interconnected structures-a barn, a link structure and a residence.
3. The structures are as described on the attached MACRIS listings:
ACT.210 Davis, Jonathan B. and Sally Hosmer-Davis, Ezekiel House commonly known as the Isaac David Birthplace
ACT.903 Davis, Capt. Isaac Birthplace Marker
4. The existing conditions are as described in the attached document from Nashawtuc Architects dated 10.7.25
5. The Scope of Work shall be as described in the attached written description from Nashawtuc Architects dated 10.7.25
6. The facades shall be renovated as described on the façade drawings from Nashawtuc Architects dated 10.7.25

Conclusions:

1. In light of the above-found facts, the proposed renovation of the barn and house and the construction of a new link structure is appropriate for its site on the lot, its history and its location in the Historic District. See HDC Design Guidelines.

Requirements:

1. As the project progresses, Applicant shall submit the following for a the HDC's review and approval:
 - a. A site/landscape plan showing all man-made structures one foot or more above grade including fences, retaining wall, benches, light posts, etc.
 - b. The Isaac Davis Birthplace Marker shall be retained and reset in a mutually agreed upon location as part of the overall site design.
 - c. Exterior hardware, light fixtures, and similar items visible from the public way.

When completed, the work outlined above must conform in all particulars to the Application approved on October 7, 2025. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit. This Certificate is valid for work commenced within one year of the date of issuance. An extension or renewal of the Certificate may be granted at the discretion of the commission. If a property changes ownership during the time the 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 own name.

The Decision only applies to matters within the HDC's jurisdiction. Any action permitted hereunder may still be subject to or require other approval or permits from other governmental boards, agencies or bodies having jurisdiction such as the Building Department, Planning Department, Health Department, Planning Board, Conservation Commission or Zoning Board of Appeals, as the case may be.

Application received August 6, 2025

Date of Public Hearing September 9, 23, October 7, 2025

Certificate approved by HDC Vote (4-0)

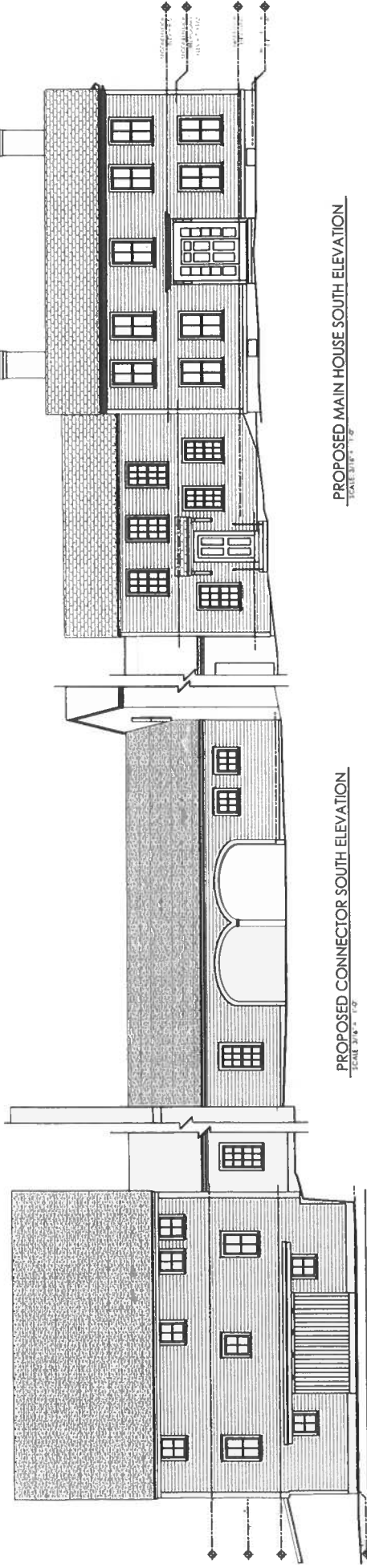
Date October 7, 2025

David Honn

Filed by David Honn, Chair
for Historic District Commission

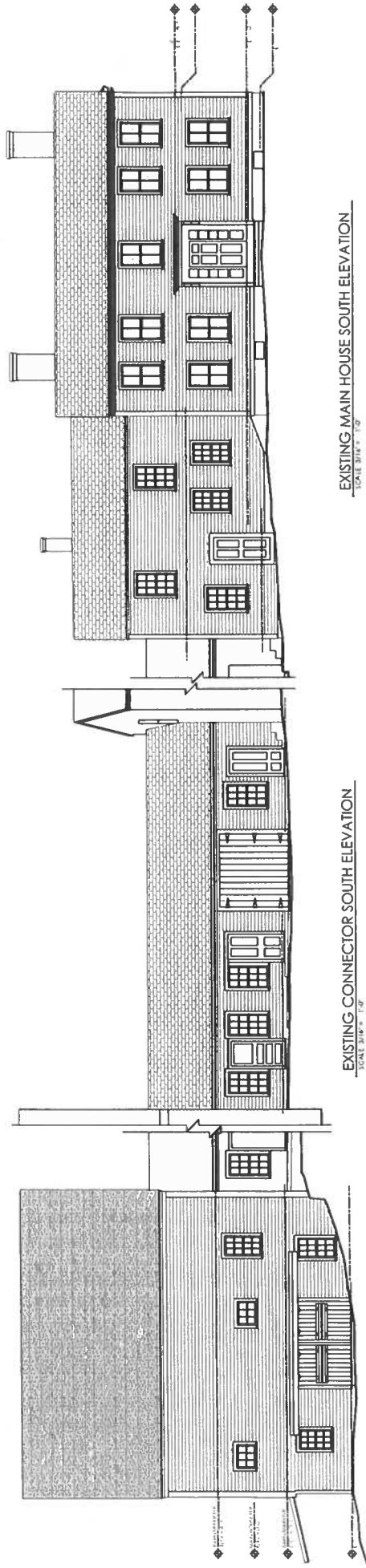
Date October 30, 2025

Copies to: Applicant, Building Commissioner, Planning Board, Town Clerk, HDC File



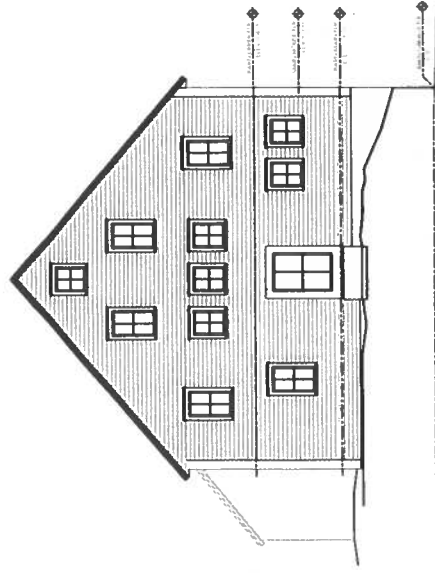
PROPOSED BARN SOUTH ELEVATION
SCALE 3/16" = 1'-0"

PROPOSED MAIN HOUSE SOUTH ELEVATION
SCALE 3/16" = 1'-0"

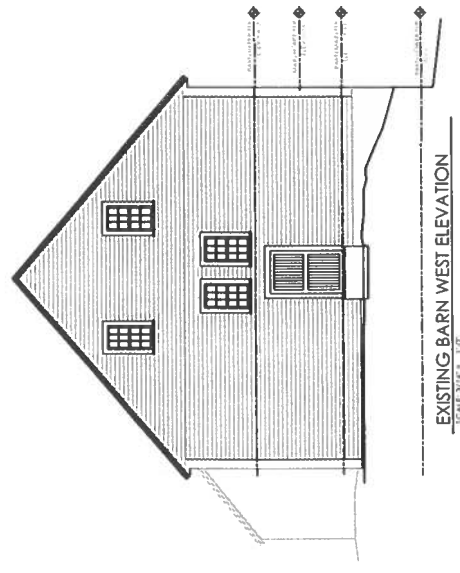


EXISTING BARN SOUTH ELEVATION
SCALE 3/16" = 1'-0"

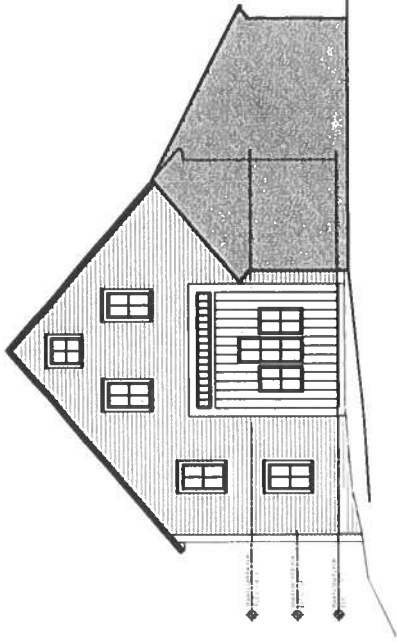
EXISTING MAIN HOUSE SOUTH ELEVATION
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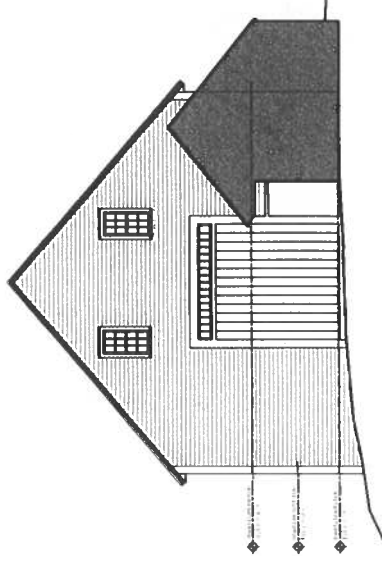
PROPOSED BARN WEST ELEVATION
SCALE 3/16" = 1'-0"



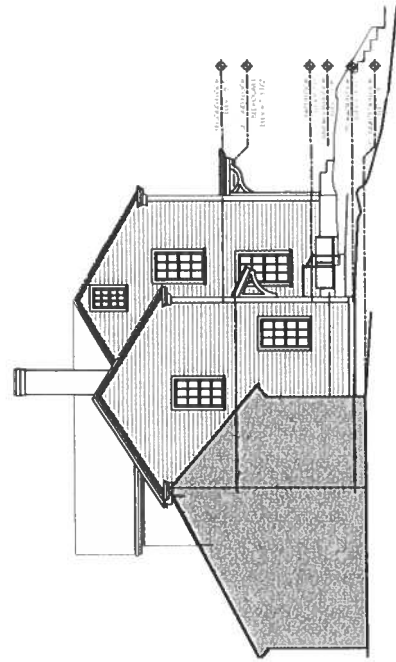
EXISTING BARN WEST ELEVATION
SCALE 3/16" = 1'-0"



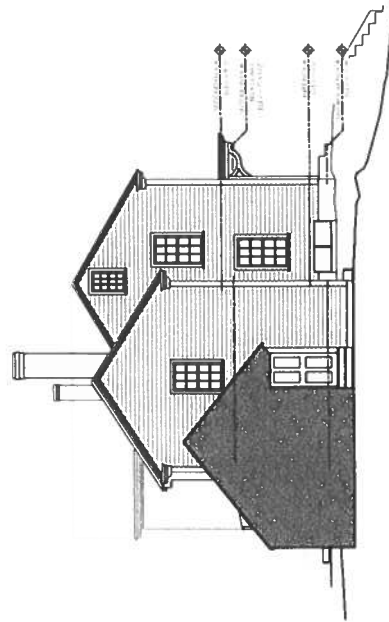
PROPOSED BARN EAST ELEVATION
SCALE 3/16" = 1'-0"



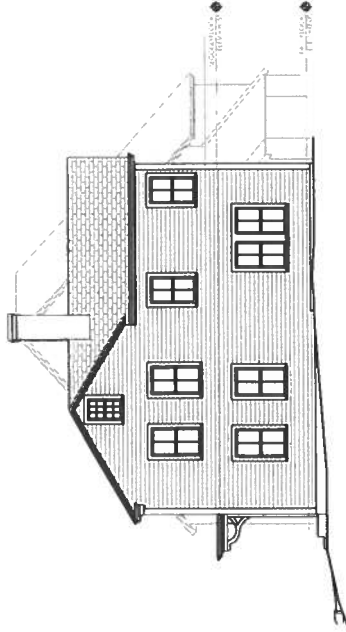
EXISTING BARN EAST ELEVATION
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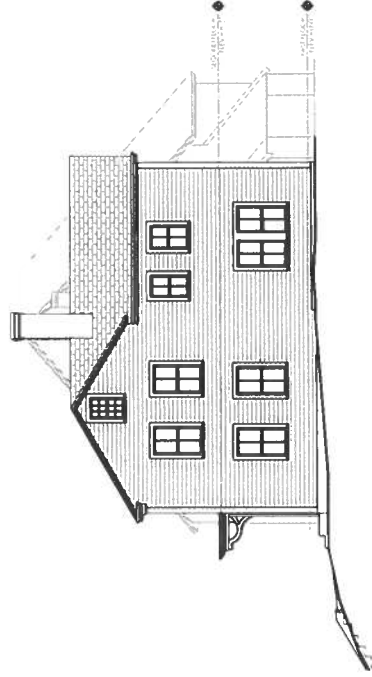
PROPOSED MAIN HOUSE WEST ELEVATION
SCALE 3/16" = 1'-0"



EXISTING MAIN HOUSE WEST ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED MAIN HOUSE EAST ELEVATION
SCALE 3/16" = 1'-0"



EXISTING MAIN HOUSE EAST ELEVATION
SCALE 3/16" = 1'-0"



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2025 SEP 25 PM 4: 34

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720

Telephone (978) 929-6633
Fax (978) 929-3640

Historic District Commission

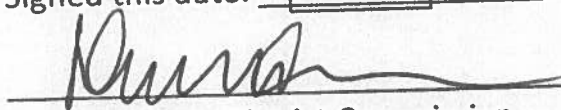
AGREEMENT ON TIME EXTENSION

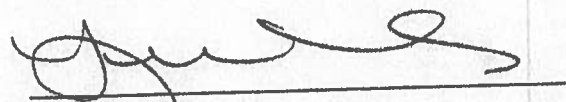
The Historic District Commission and the Applicant/Owner Lisa Adamiak of Nashawtuc Architects for Application #2530 (filed 8/5/2025); seeking to renovate the existing house and barn at 285 Arlington Street:

Hereby agree, pursuant to Town Bylaw P, sec. 7.5, to continue the public hearing for Application #2530 (commenced on September 23, 2025) to October 7, 2025, via Zoom, at 7:15 p.m., and

Hereby agree, pursuant to Town Bylaw P, sec. 7.6, to extend the time by which the COMMISSION shall grant a CERTIFICATE until October 30, 2025.

Signed this date: 9/25/25


Chair, Historic District Commission


Applicant/Owner

This agreement must be filed with the Office of the Acton Town Clerk.

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2025 AUG -6 PM 12:37

Card #52.6r
#16283

Application # 2530

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

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: Nashawtuc Architects/
Lisa M.B. Adamiak, AIA

Telephone: 978-371-0344

Address: 100 Main Street, Suite 420
Concord, MA 01742

E-mail: Lisa@nasharch.com

Property owner and address: Fabio Andrade
(if different from applicant) 336 Baker Avenue
Concord, MA 01742

Contact information: 978-606-9114
Fabiosconstruction@gmail.com
Fabim2003@gmail.com

Location of Work:

District: Center __ West X South __

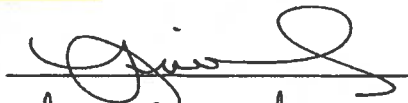
285 Arlington Street, Acton, MA

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

*** See attached

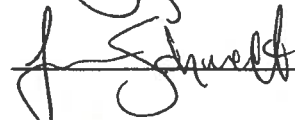
The undersigned hereby certifies that the information on this application and any plans submitted herewith are correct, and constitute a complete description of the work proposed. By my signature below, I acknowledge that this application and all its data will be publicly posted on the Town of Acton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

Signature of applicant



Date: 7/31/2025

Application received by



for HDC Date:

8/4/26

COA approved/CNA issued by

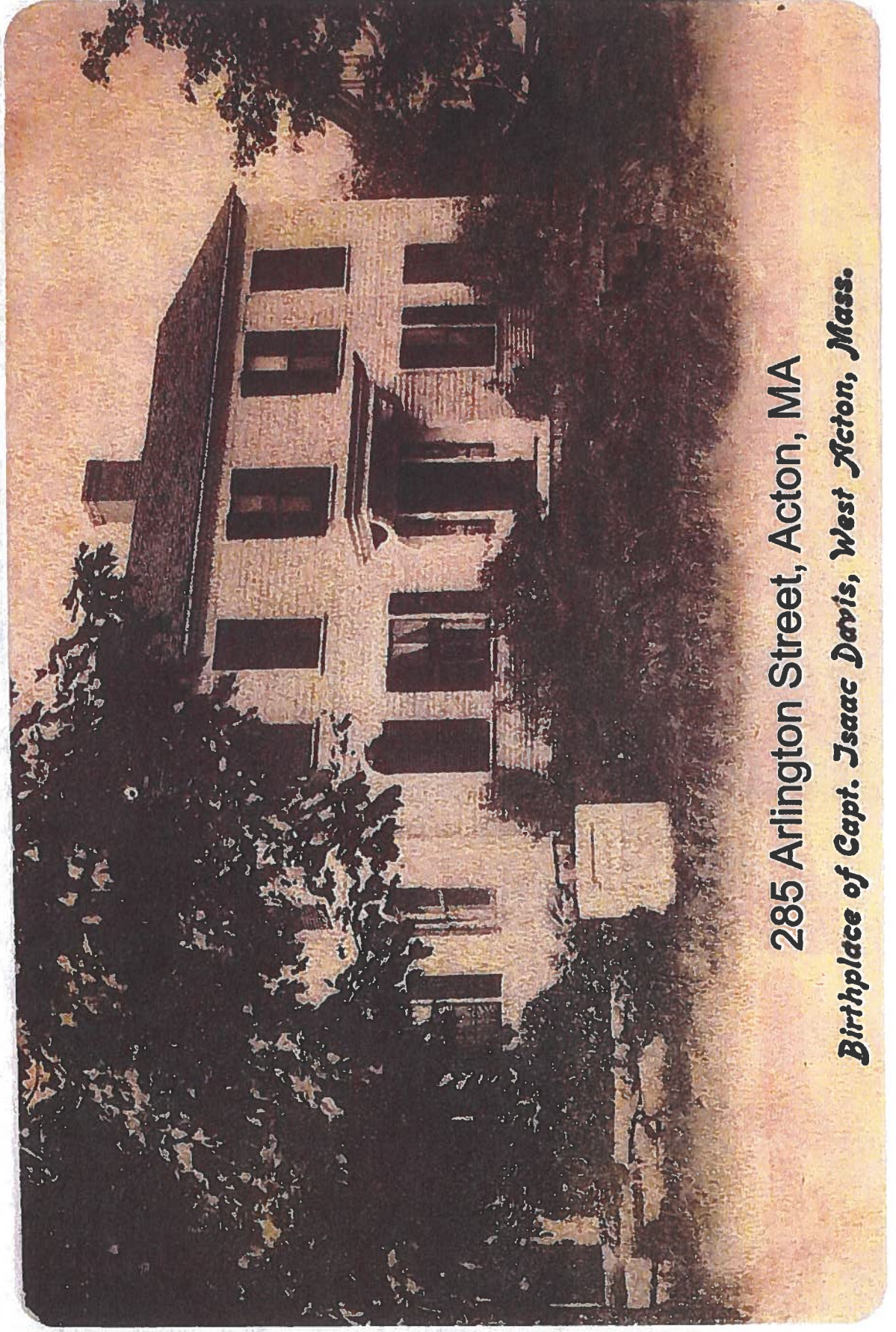
for HDC Date:



DESCRIPTION OF PROPOSED WORK AT 285 ARLINGTON STREET:

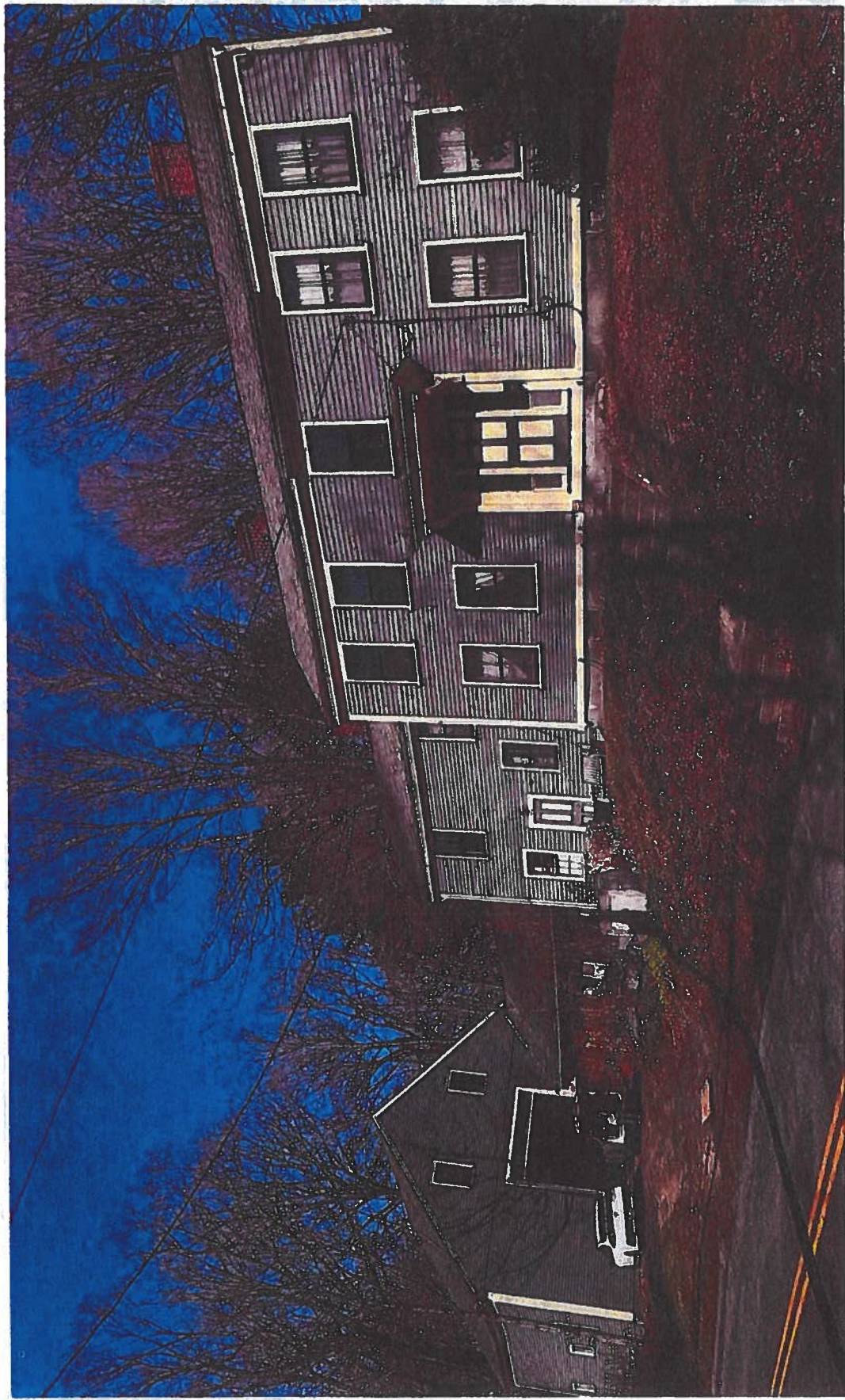
- Renovations to the existing house and barn
- Demolition and replacement of existing shed/connector between house and barn
- Roofs: Repair slate where necessary on house and ells. Replace existing asphalt shingles on barn roof. New asphalt shingles to be installed on new shed/connector
- Trim and Siding: repair / replace in kind where necessary.
- Doors:
 - Main House Entry Door - repair as necessary
 - Left Ell Entry Door - repair as necessary, move door up to align with existing floor level of ell.
 - Barn East Façade (Right): repair in kind. New windows to be installed in existing door – black sashes and black muntins. Existing people door to be removed.
 - Barn West Façade (Left): Repair in kind. Repair or replace existing ramp.
 - Barn South Façade (Front): Repair faux door / new black flush door to be installed.
- Windows:
 - Main House - South Façade (Front): repair/restore (9) existing windows in existing locations.
 - Main House Left Ell - South Façade (Front): repair/restore (5) existing windows in existing locations.
 - Main House - East Façade (Right): repair/restore (5) existing windows in existing locations.
 - Main House Rear Ell - East Façade (Right): repair/restore (2) existing at first floor windows in existing location, (2) new windows to be installed in new locations at second floor. New windows to have black sashes and black muntins.
 - Main House - West Façade (Left): repair/restore (2) existing windows in existing locations.
 - Main House Left Ell - West Façade (Left): repair/restore (1) existing windows in existing location.
 - Barn East Façade (Right): repair/restore (2) existing windows and (1) transom. New windows to be installed in new locations at first floor. New windows to have black sashes and black muti with black sashes and black muntins.
 - Barn South Façade (Front): repair/restore (3) existing windows. New windows to be installed in new locations at lower/street level, first and second floors. New windows to have black sashes and black muntins.
 - Barn West Façade (Left): repair/restore (4) existing windows. New windows to be installed in new locations at first and second floors. New windows to have black sashes and black muntins.

Davis-Hosmer House

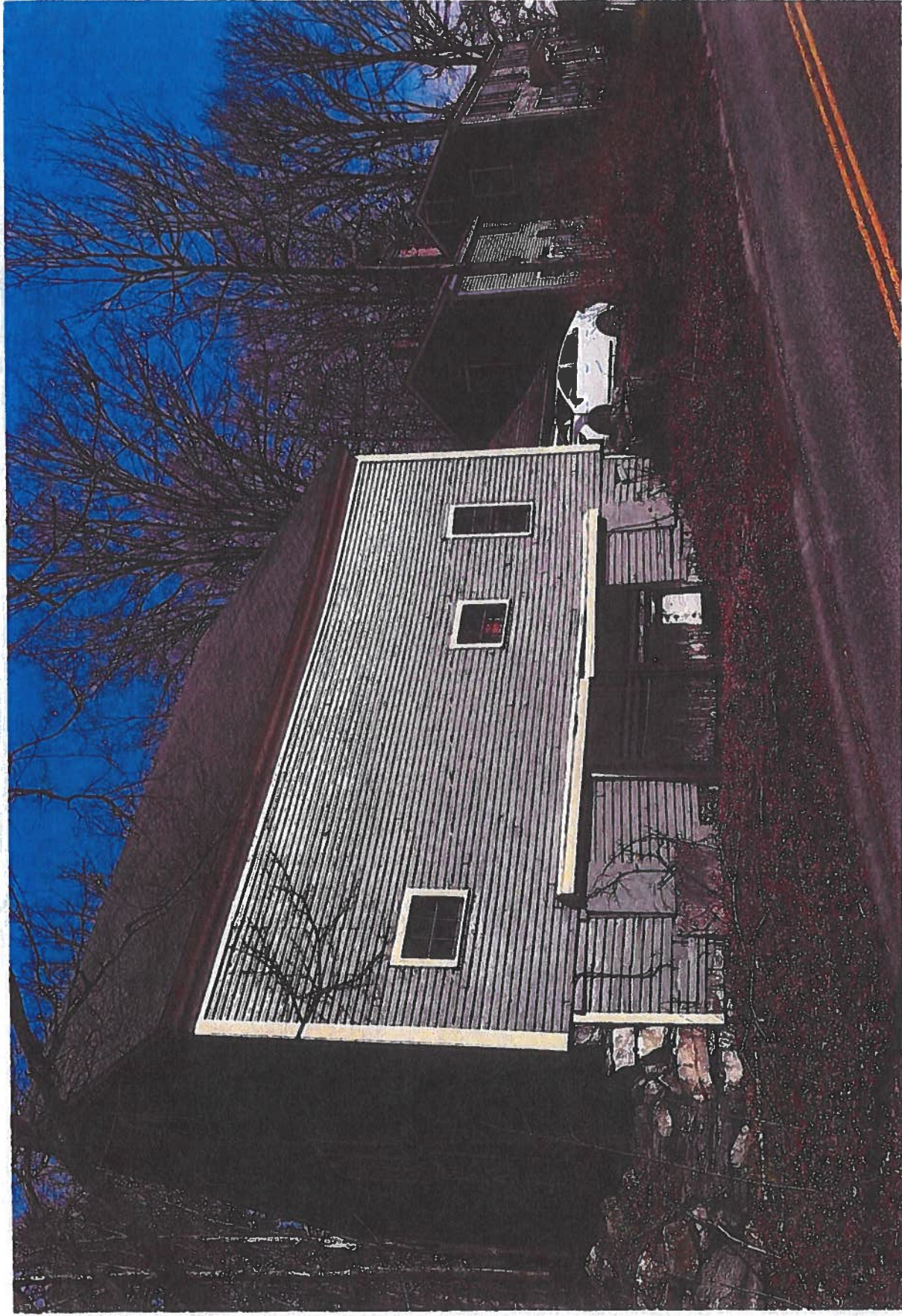


285 Arlington Street, Acton, MA

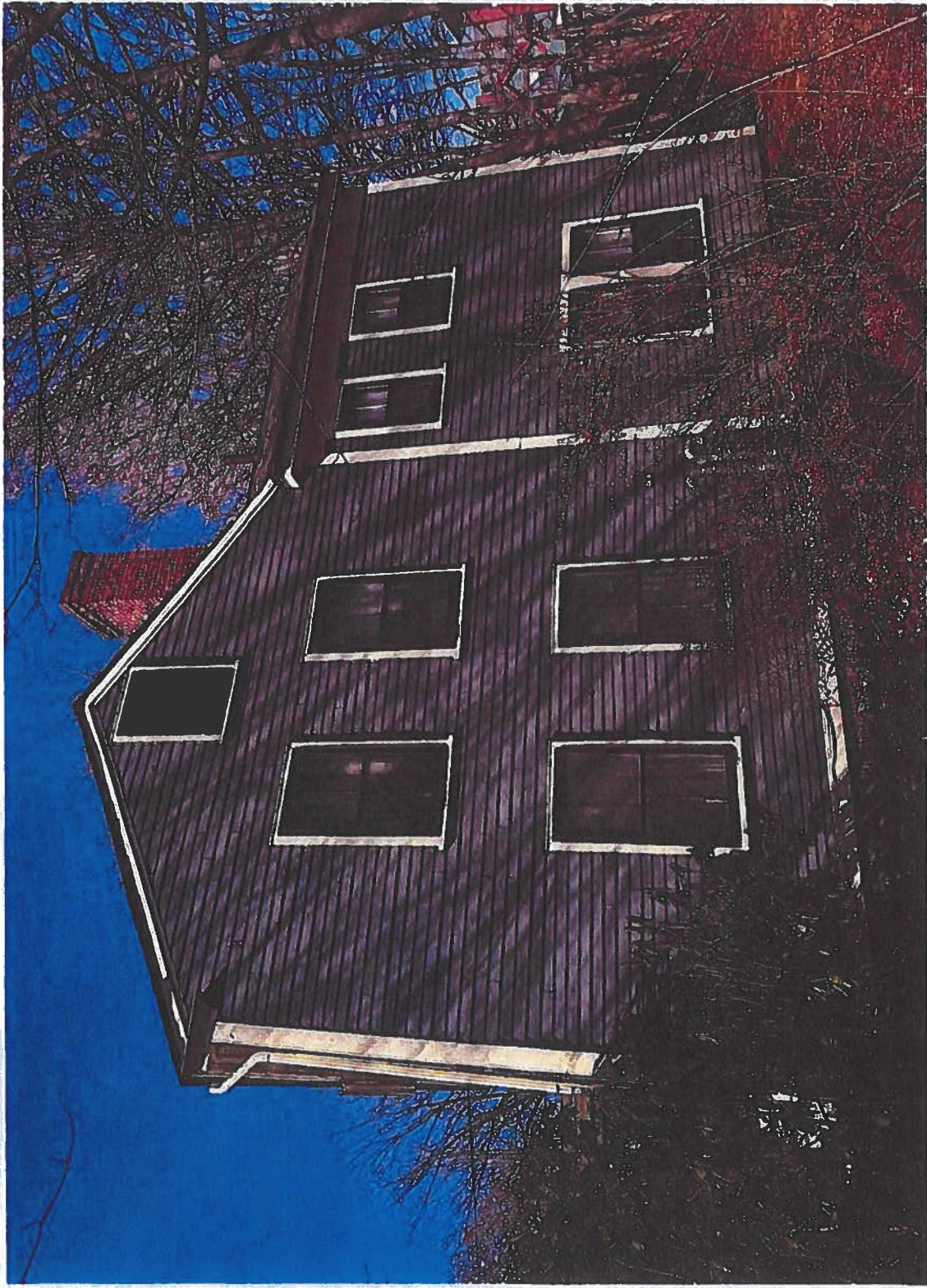
Birthplace of Capt. Isaac Davis, West Acton, Mass.



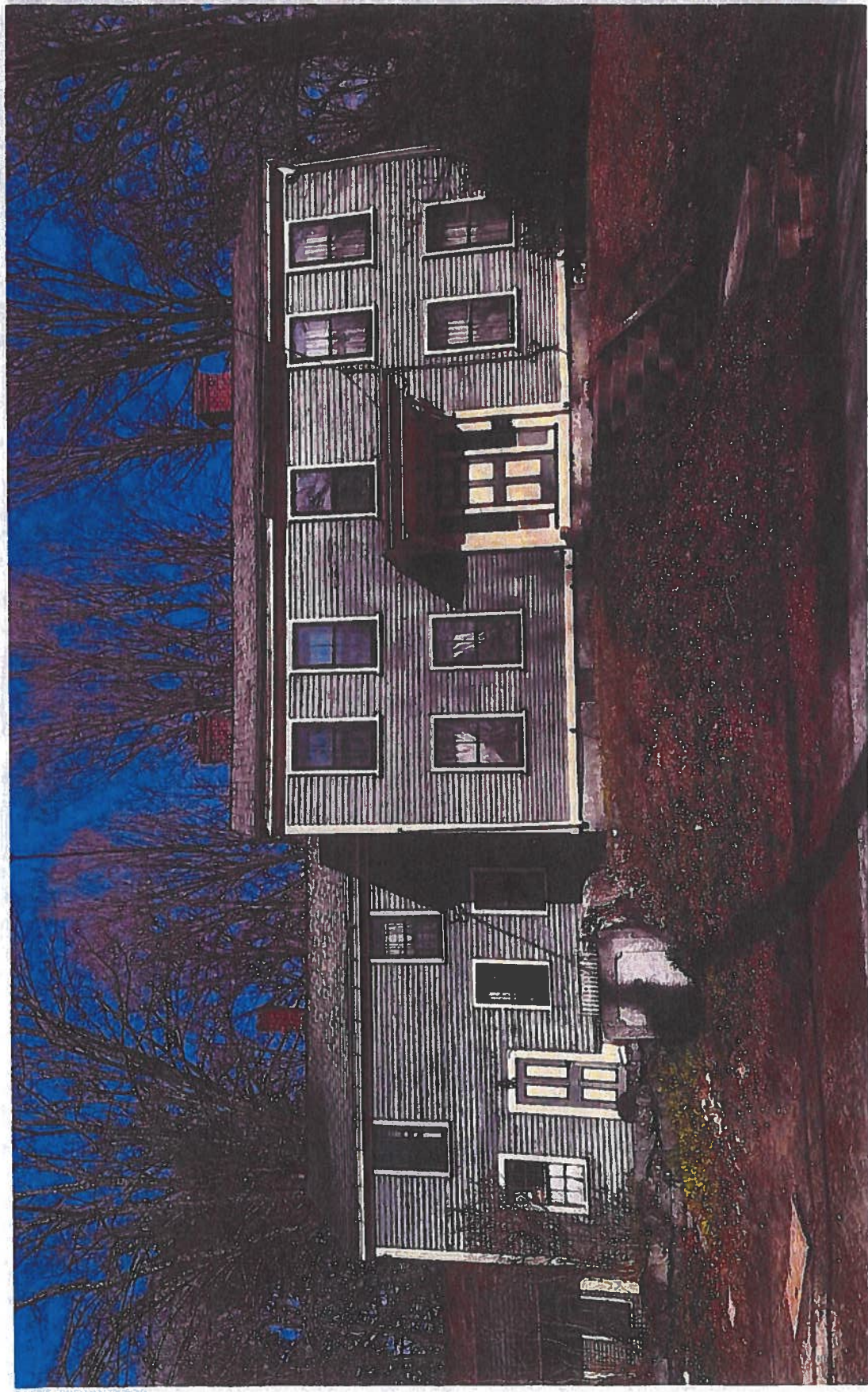
Arlington Street - view traveling west



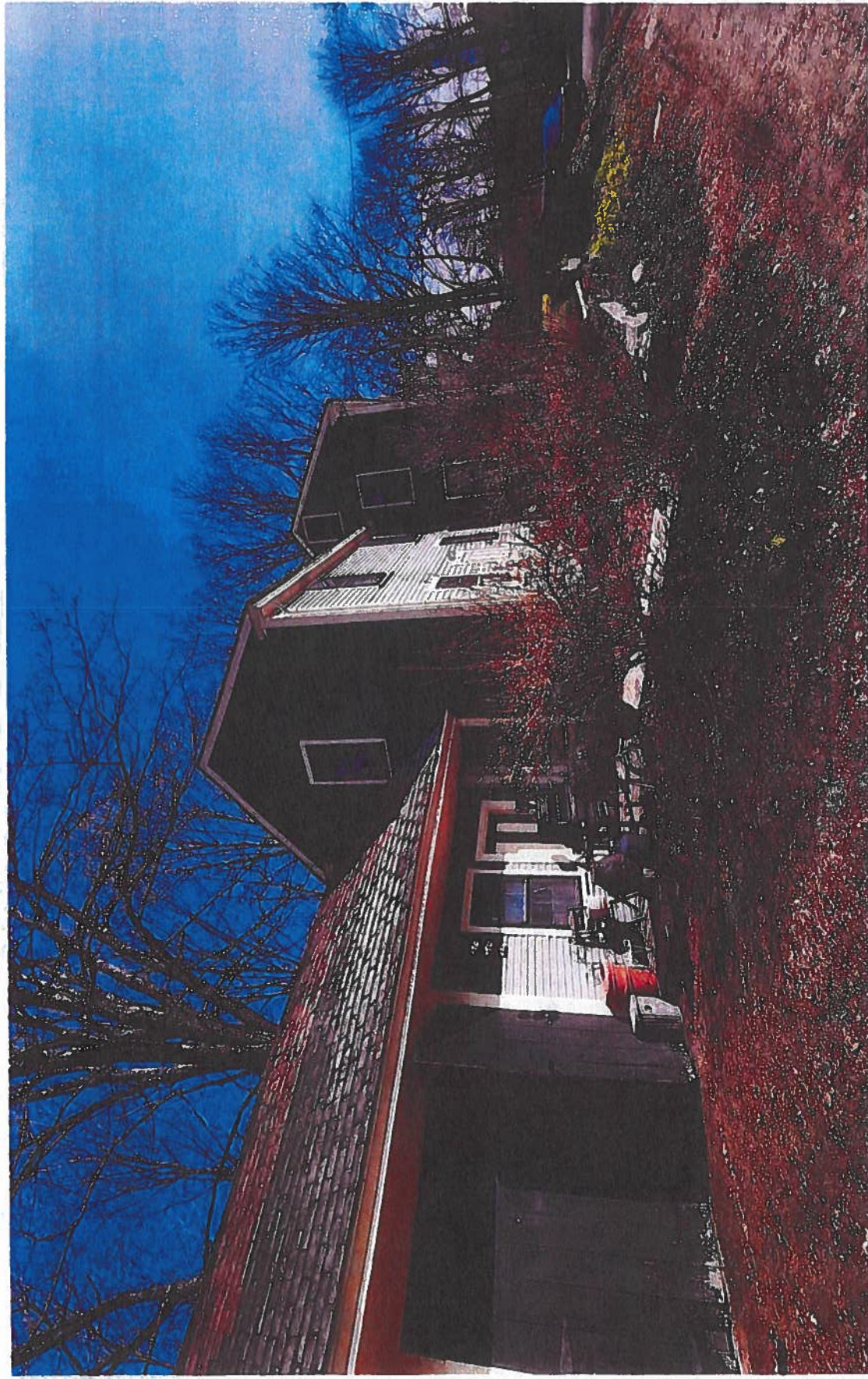
Arlington Street - view traveling east



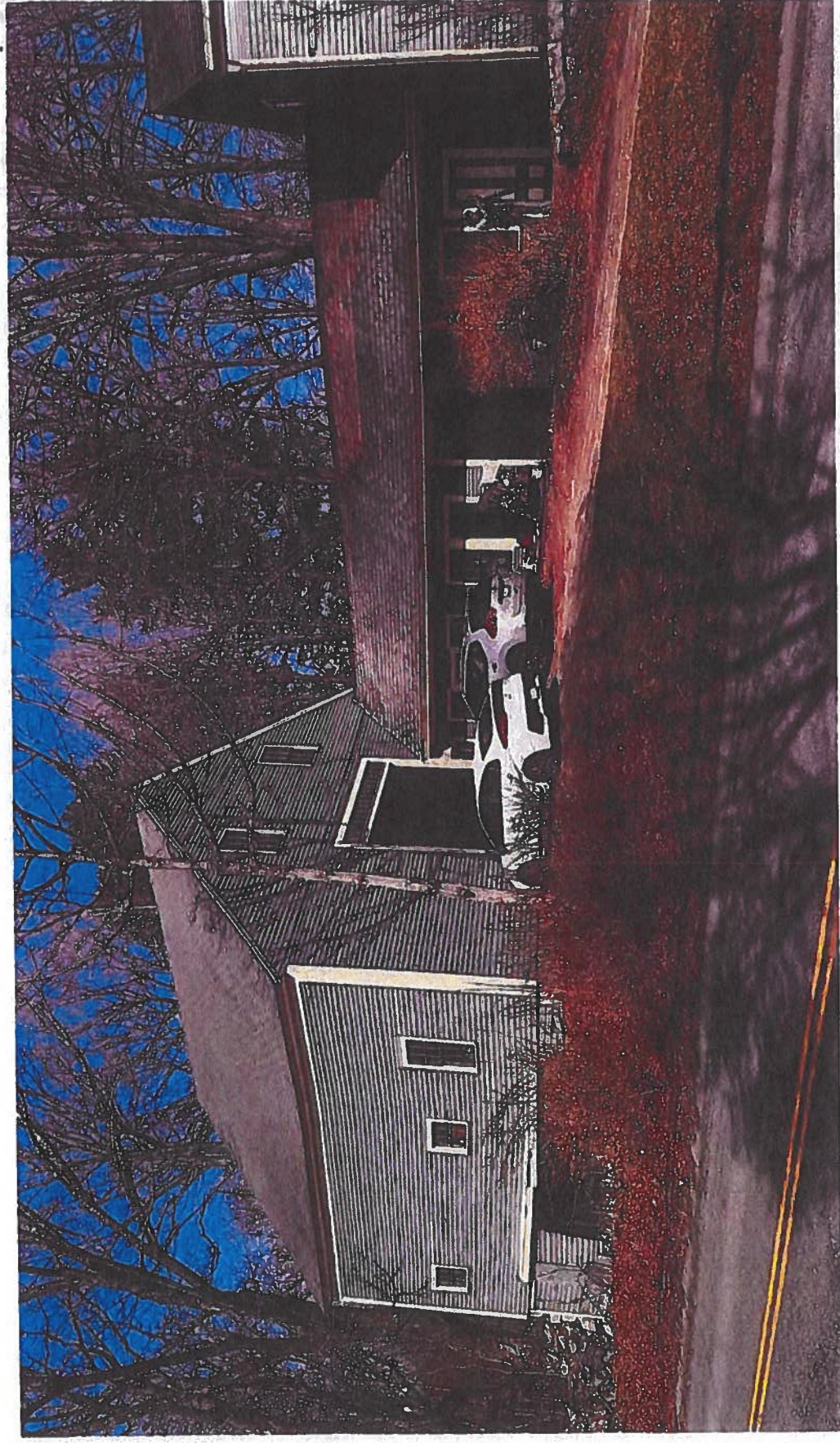
MAIN HOUSE - East Façade from Arlington Street



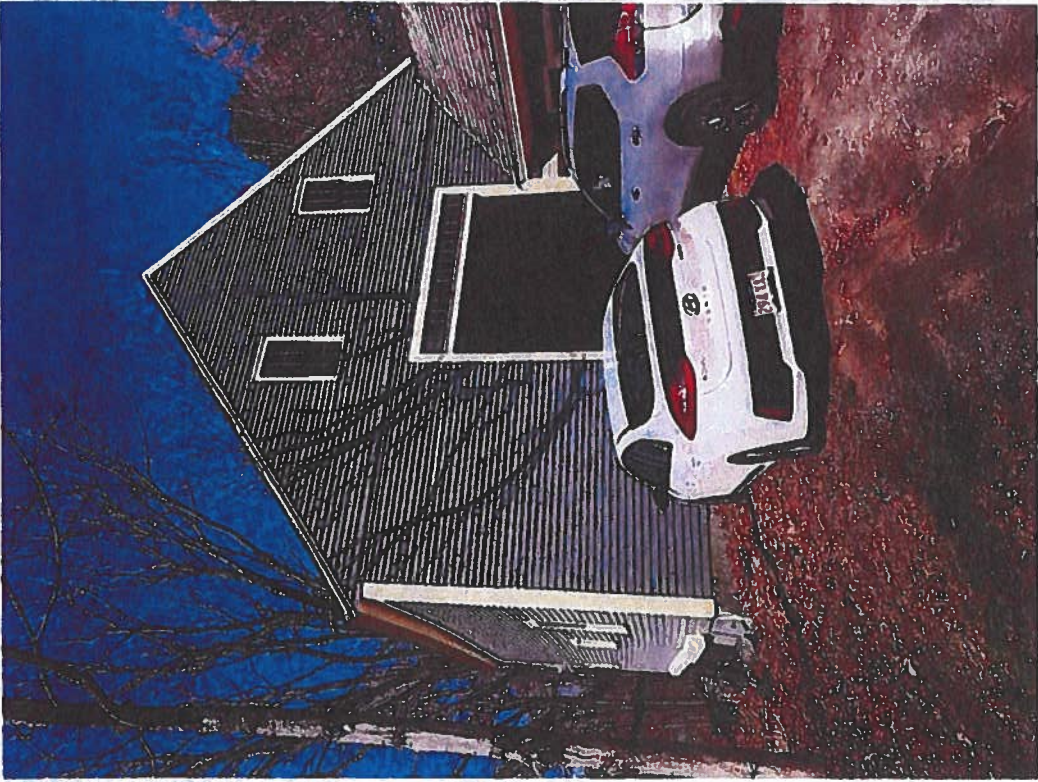
MAIN HOUSE - South Façade from Arlington Street



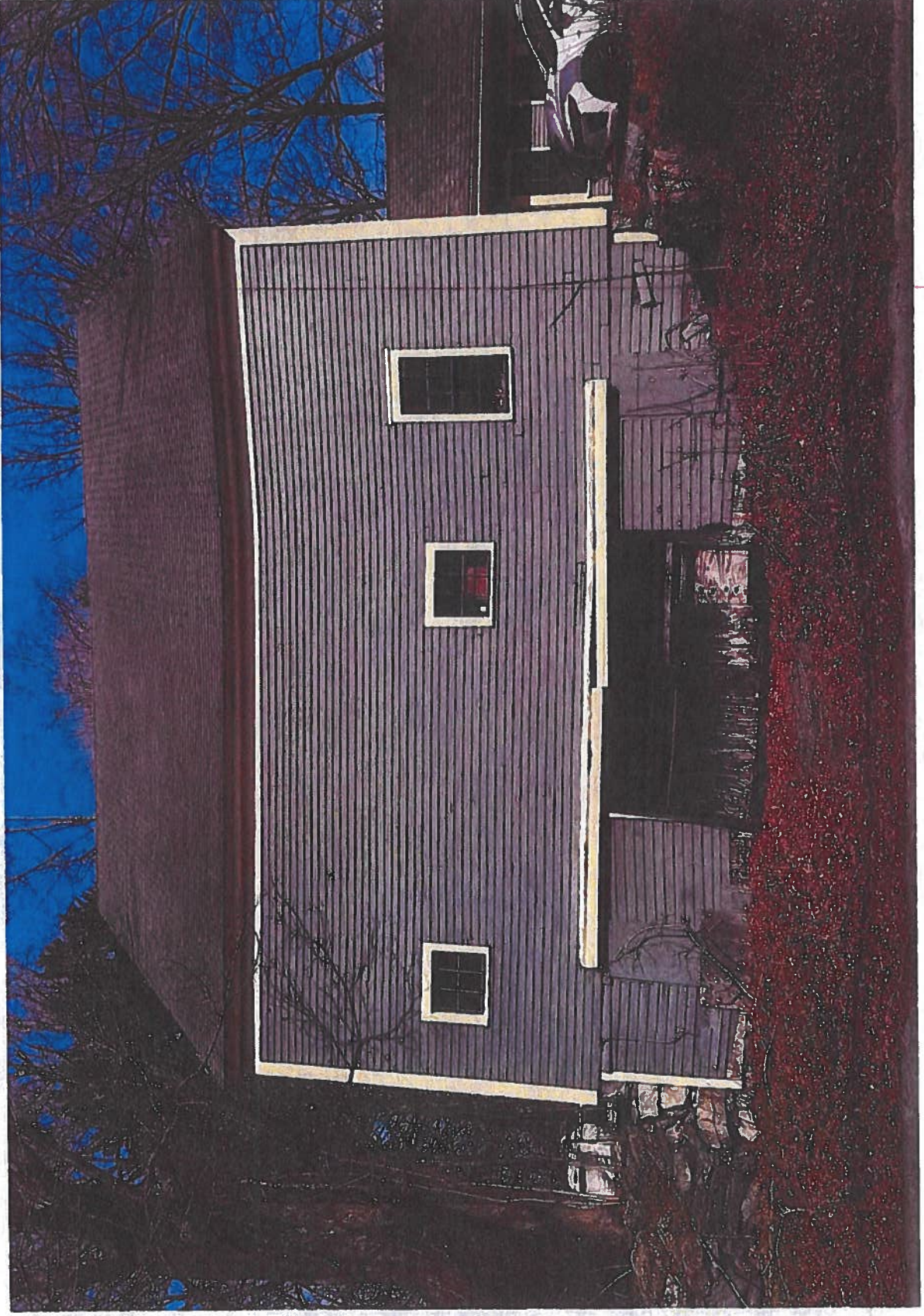
MAIN HOUSE - West Façade from Arlington Street



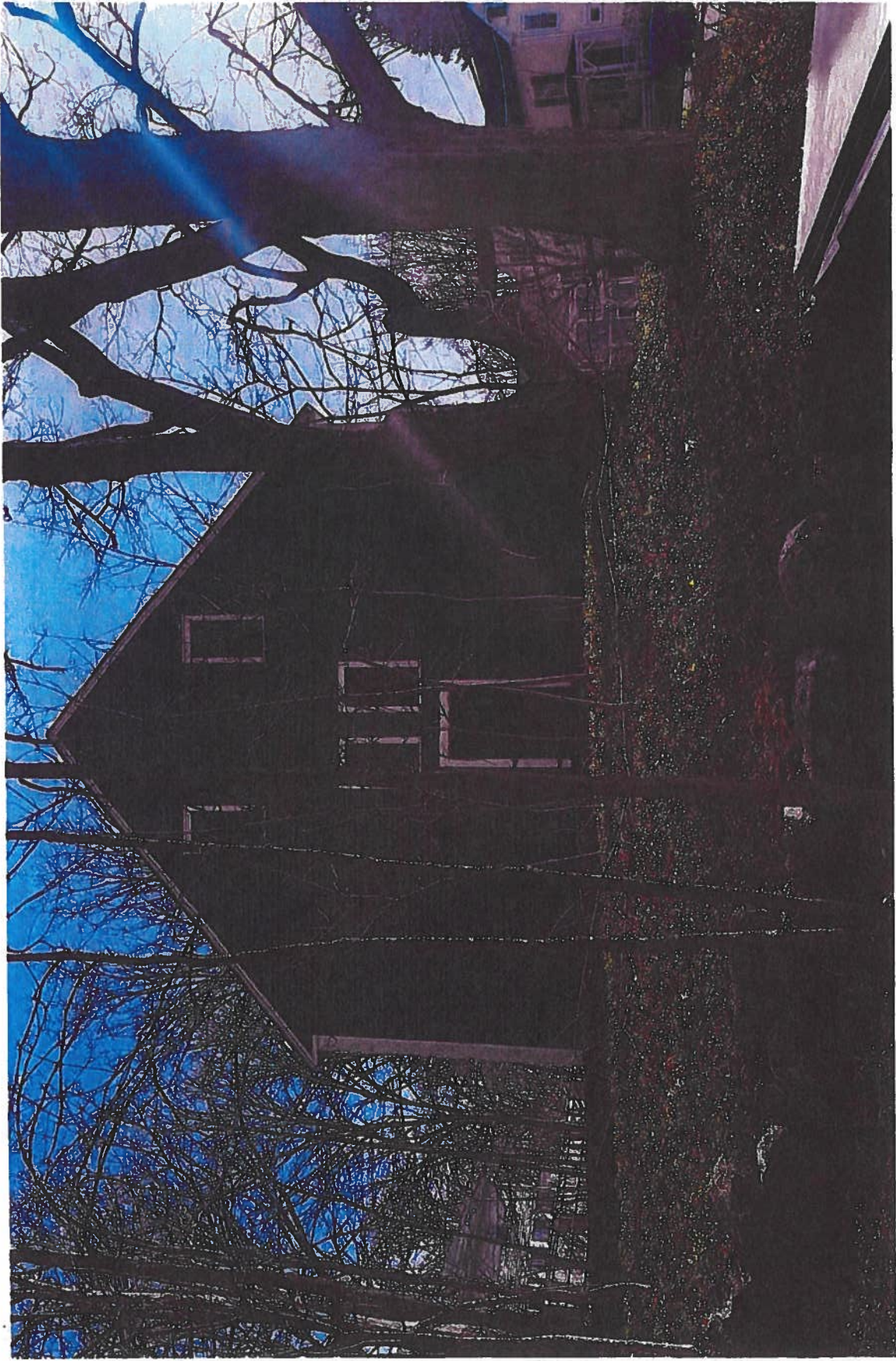
BARN & CONNECTOR - South Façade



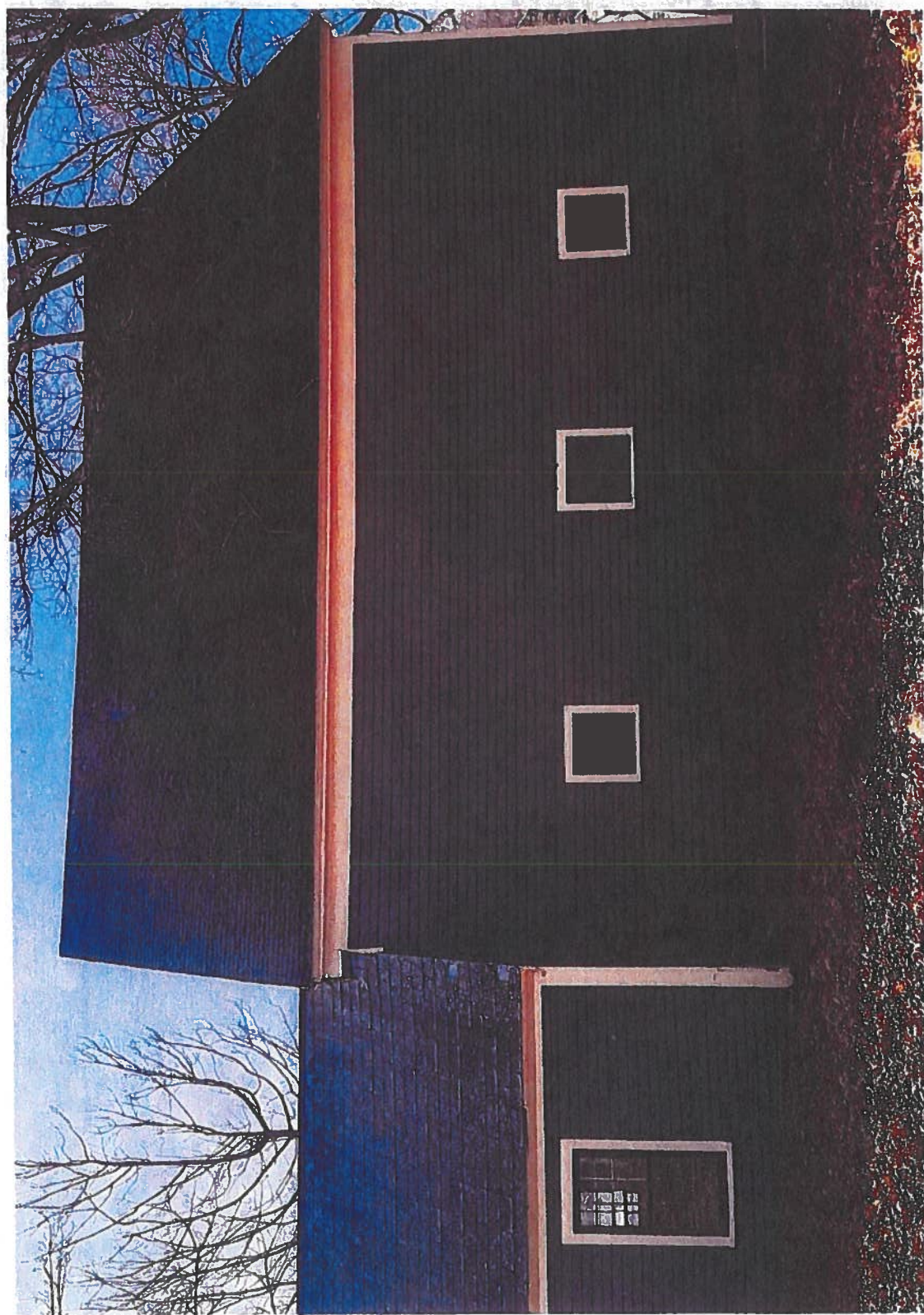
BARN - East Façade



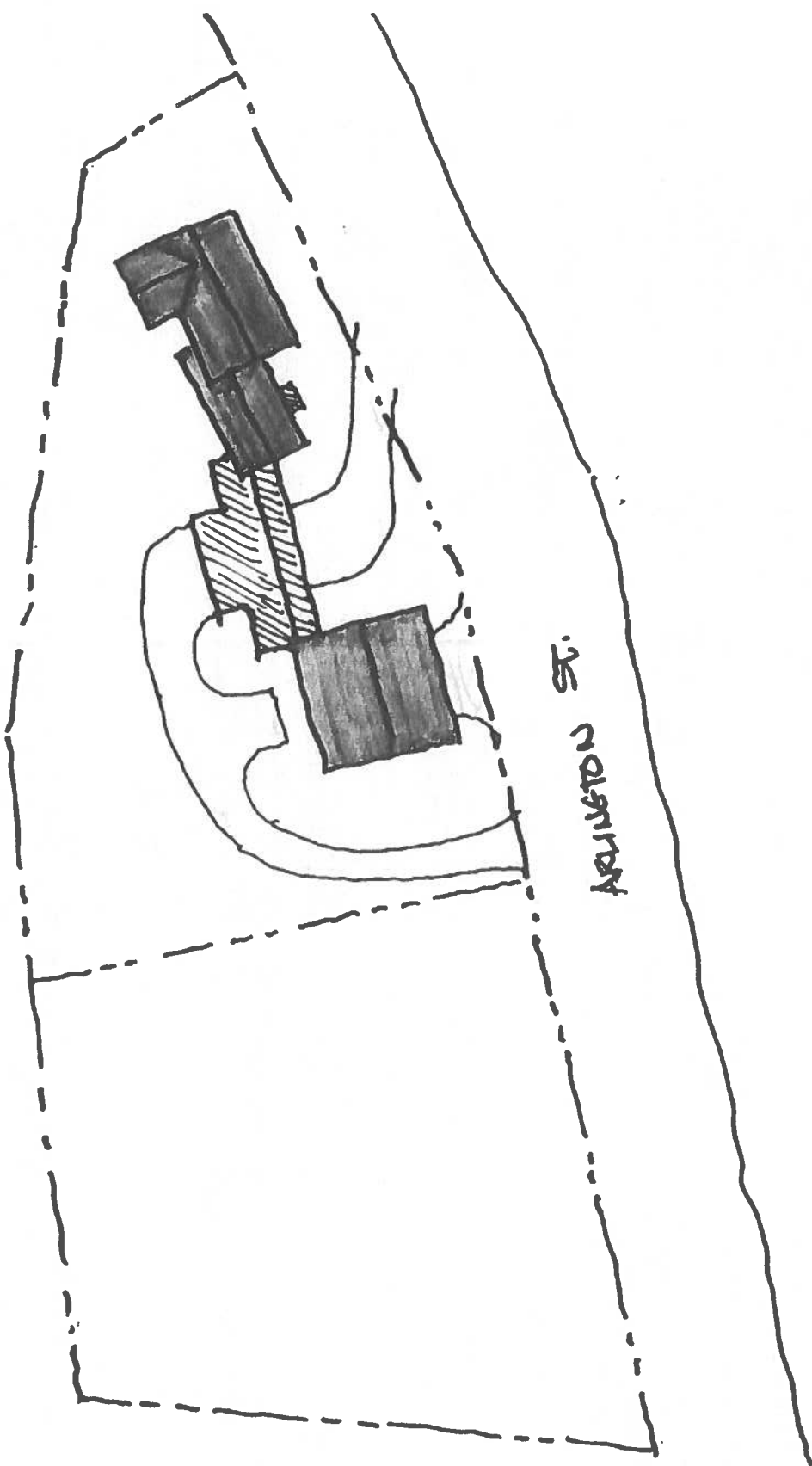
BARN - South Façade



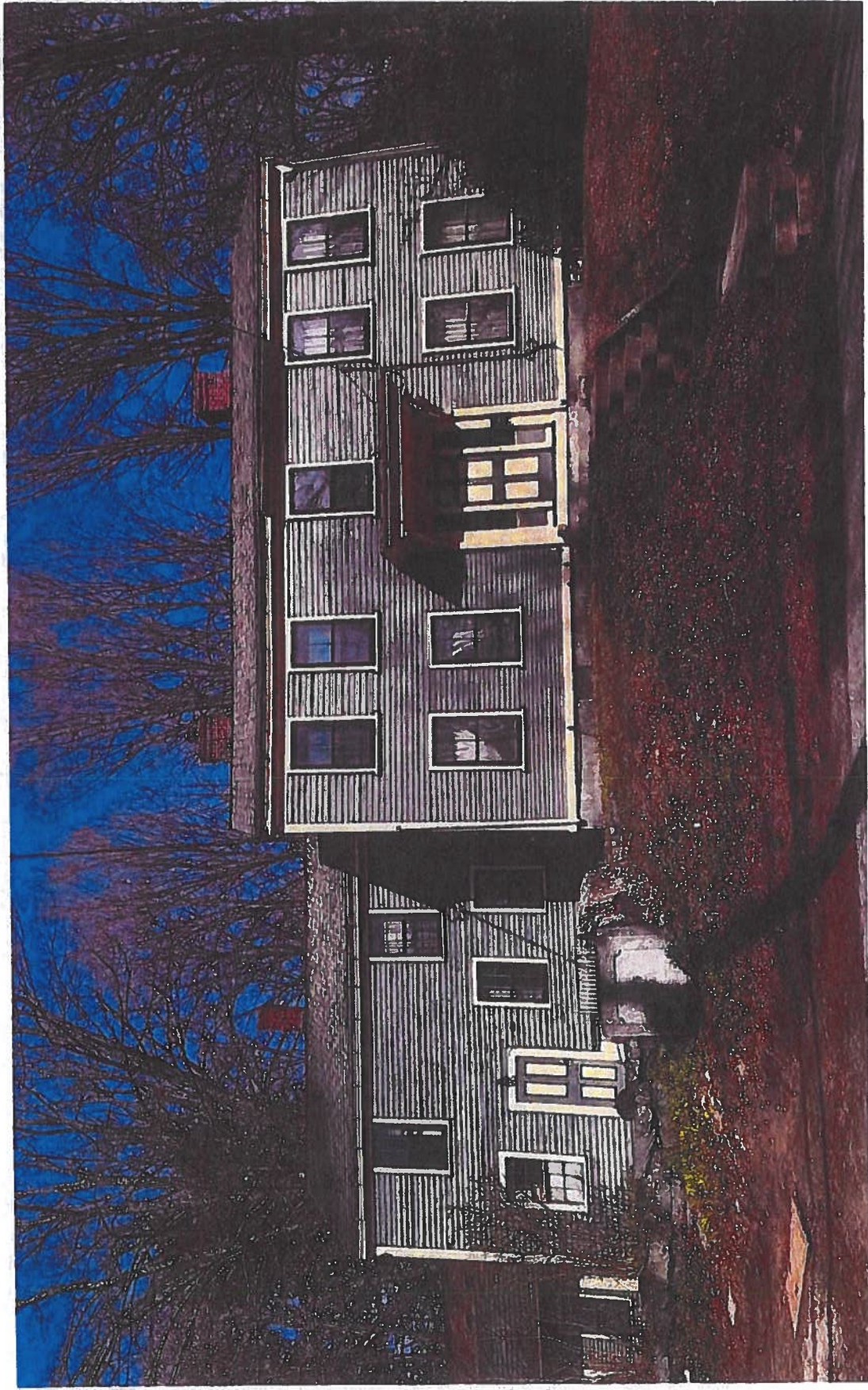
BARN - West Façade



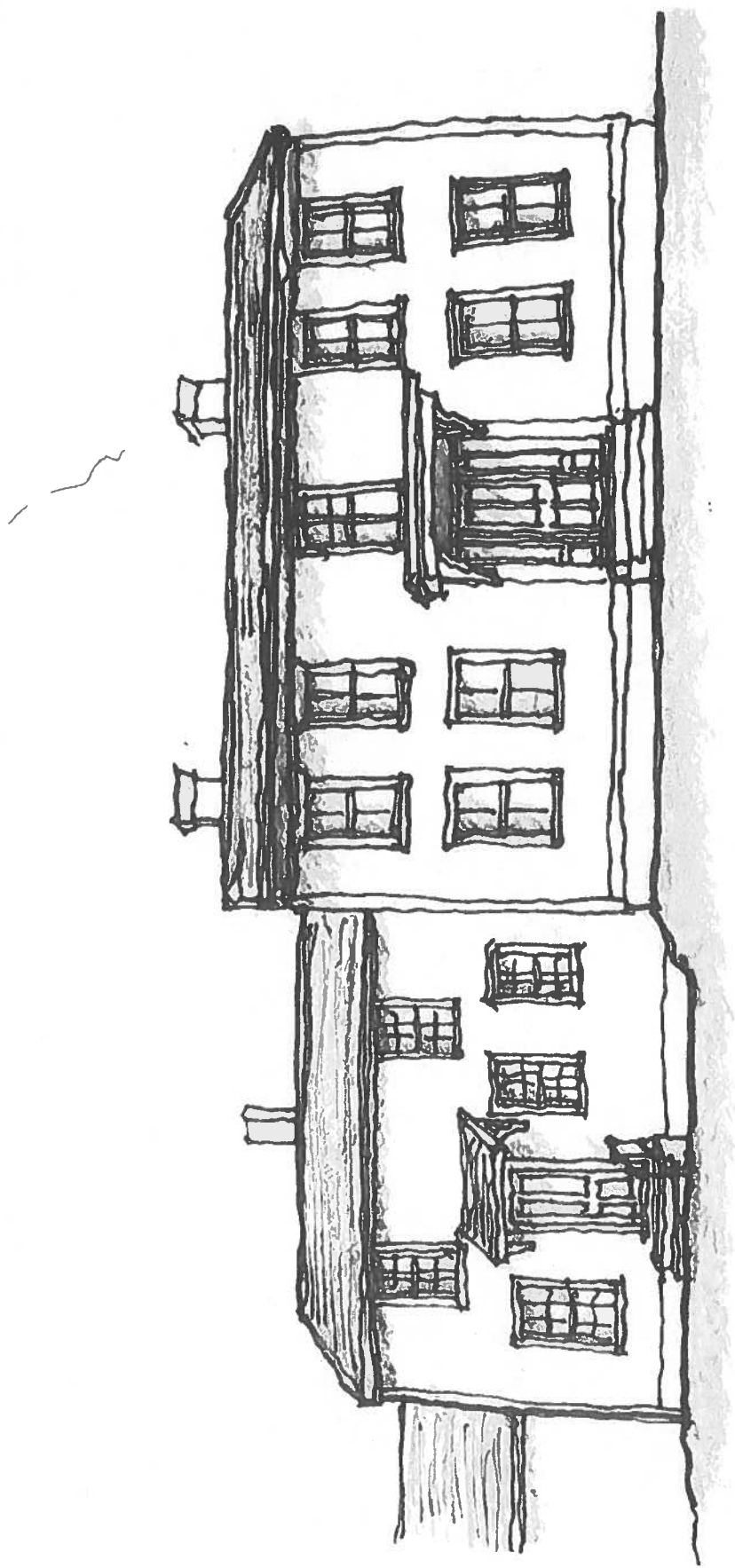
BARN - North Façade



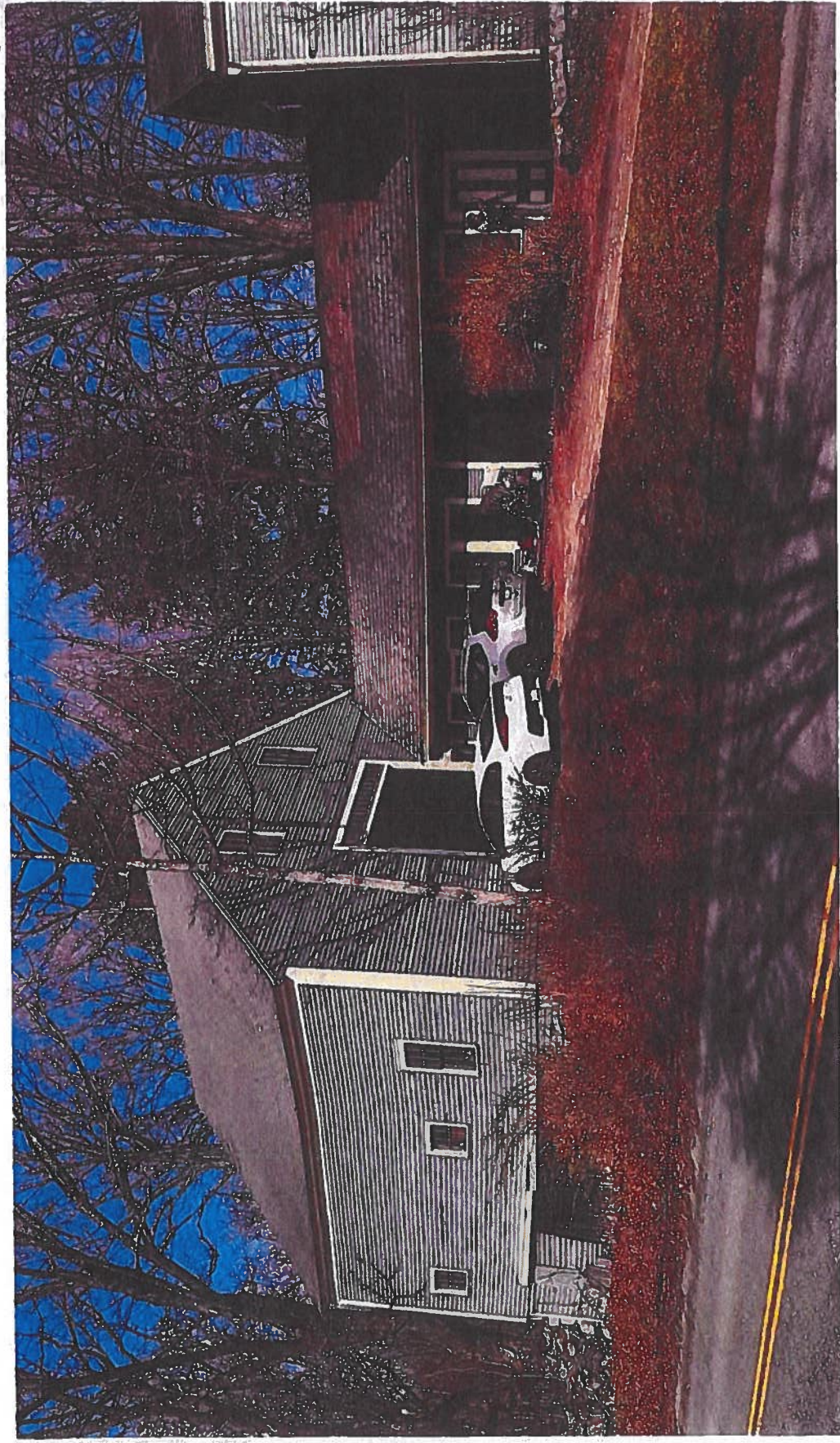
Preliminary Site Plan



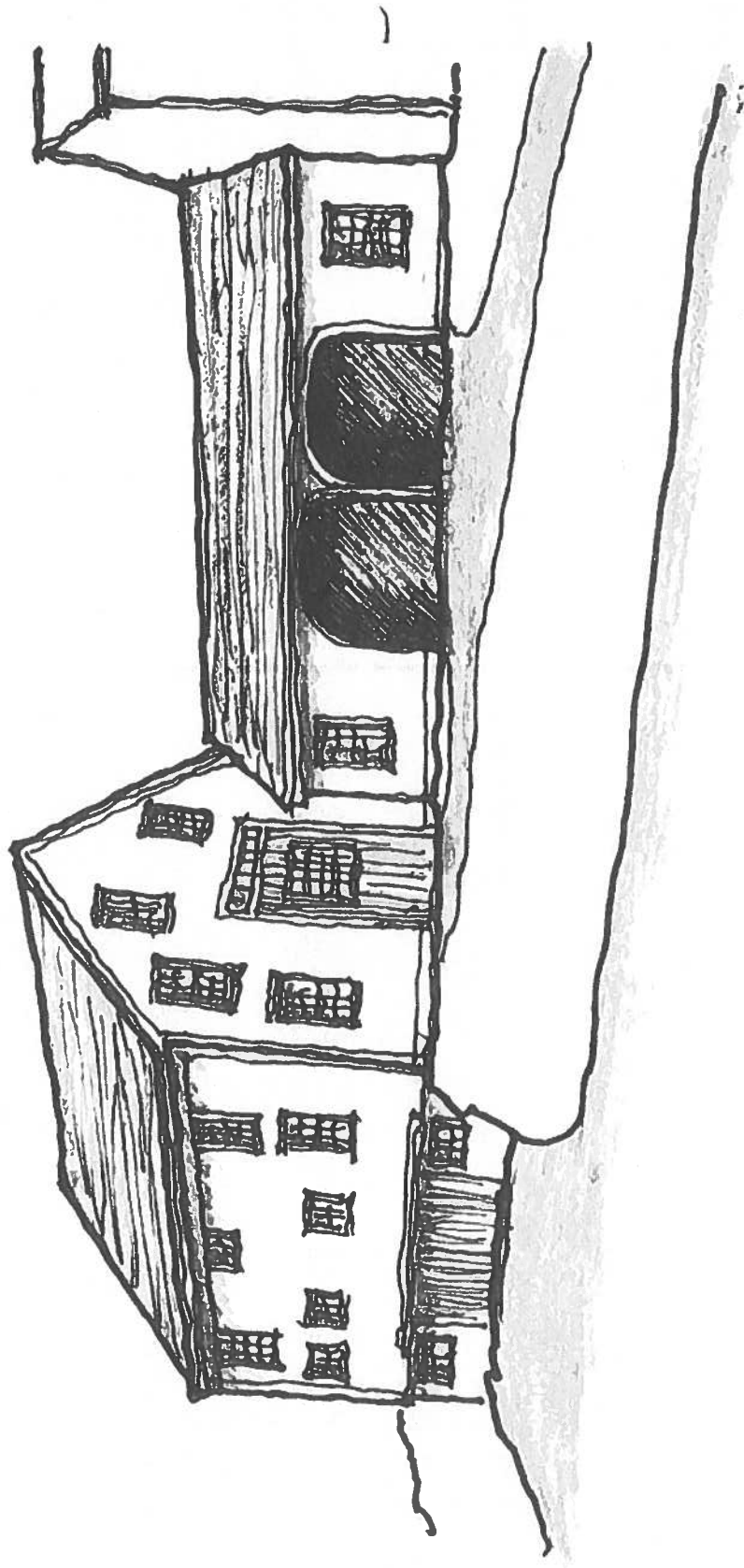
MAIN HOUSE - South Façade from Arlington Street



MAIN HOUSE - South Façade Idea



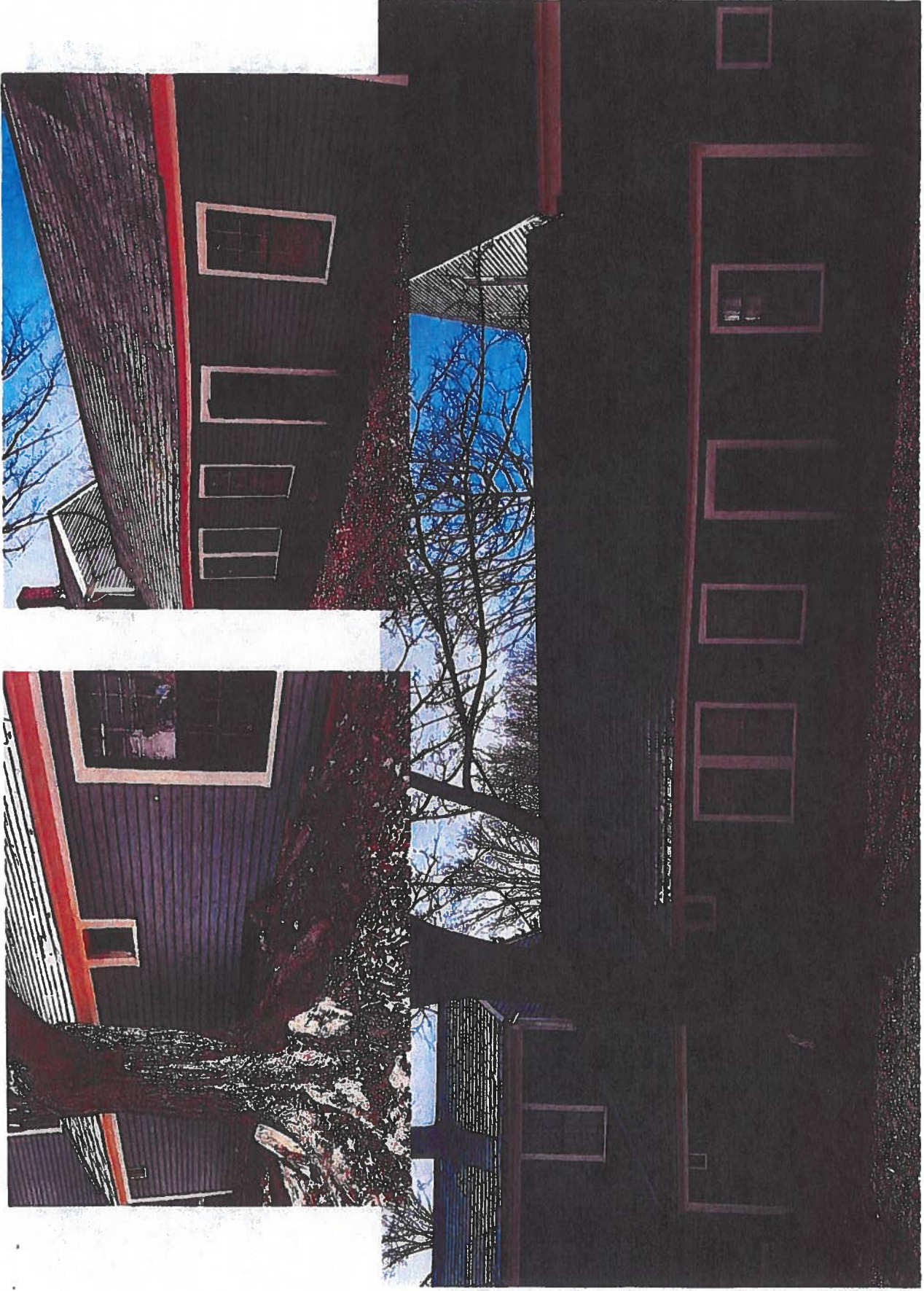
BARN & CONNECTOR - South Façade



BARN & CONNECTOR – South Façade Idea



“Carriage” bay for car storage



BARN & CONNECTOR - North Façade

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ACT.210
Historic Name:	Davis, Jonathan B. and Sally Hosmer - Davis, Ezekiel House
Common Name:	Davis, Isaac Birthplace
Address:	285 Arlington St
City/Town:	Acton
Village/Neighborhood:	West Acton;
Local No:	56;
Year Constructed:	1740
Architectural Style(s):	Federal; Greek Revival;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	ACT.C, ACT.M
Designation(s):	Local Historic District (03/14/1991);
Building Materials:	Roof: Slate; Wall: Wood; Wood Clapboard; Foundation: Granite; Stone, Cut; Stone, Uncut;
Demolished	No



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

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

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

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

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

This file was accessed on: Tuesday, July 22, 2025 at 1:44 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

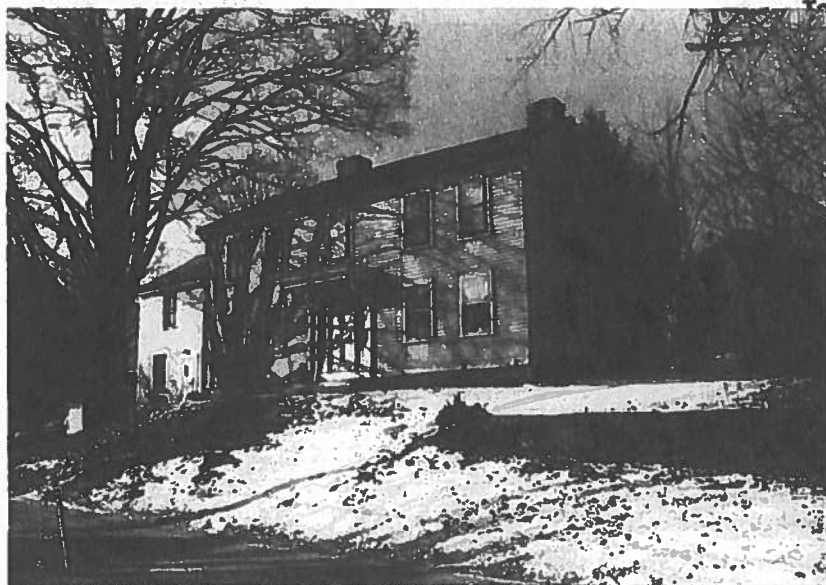
AREA

FORM NO.

C, m

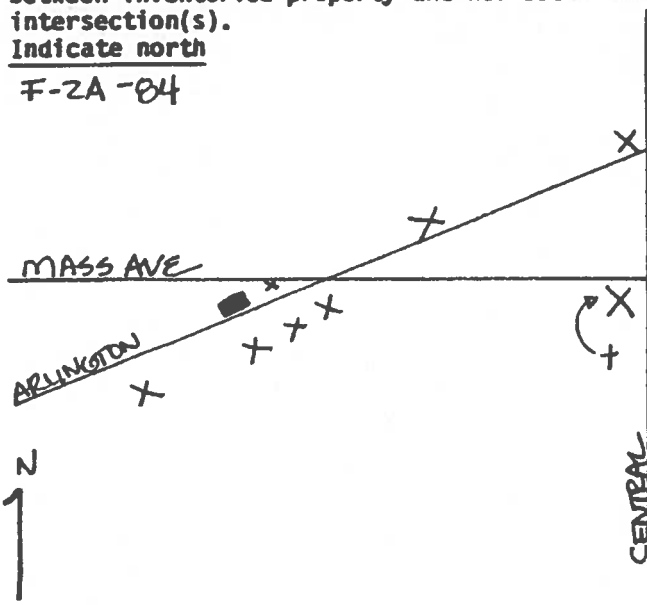
210

ACT. 210



Sketch map showing property in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

F-2A-04



UTM REFERENCE

USGS QUADRANGLE

SCALE

Town Acton

Address 285 Arlington Street

Historic Name Isaac Davis Birthplace

Use: Present single family residential

Original single family residential

DESCRIPTION

Date circa 1835

Source Nylander research

Style Federal /Greek Revival

Architect unknown

Exterior Wall Fabric clapboards

Outbuildings attached barn (see reverse)

Major Alterations (with dates)

see reverse

Condition Good

Moved no Date

Acreage less than one acre

Setting On a slight rise across from

a group of late 19th century houses on

this residential street adjacent to

West Acton village.

Recorded by Schuler and Johnson

Organization Acton Historical Commission

Date March 1990

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

See Inventory Continuation Form

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

See Inventory Continuation Form

BIBLIOGRAPHY and/or REFERENCES

Nylander research
AHS Files/ Vital Records
Directories: 1883; 1902; 1913; 1926.
Phalen, History of the Town of Acton; Fletcher, Acton in History.
Hager, Boxborough: A New England Town and Its People.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

ACT. 210

Community: ACTON	Form No: C-210
Property Name: 285 Arlington Street	

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

285 ARLINGTON STREET (ISAAC DAVIS BIRTHPLACE) / ARCHITECTURAL DESCRIPTION:

The house at 285 Arlington Street is a transitional Federal/Greek Revival style farmhouse with several late 19th century additions. The 2 1/2 story five bay residence has a gable-roof, twin rear chimneys, a granite foundation and is sheathed in clapboards. Sited on a slight rise, with a fieldstone wall and terrace traversing the site, the house has its long facade to the street. The building consists of the main five-bay block, a two story rear addition, a side ell, and connecting shed and barn attached at the south end.

The symmetrical five-bay facade (east) is trimmed with a narrow frieze, corner boards and sill molding. Granite steps lead to the central entrance containing a replacement paneled wood door bordered by Greek Revival style 3/4 sidelights within a plain enframingent; an Italianate style flat-roof door hood, supported by carved brackets, was added circa 1870. First and second story windows, with the exception of two 1/1 replacements, are 2/2 sash in plain enframingents with slightly projecting lintels. The north gable end has narrow returns and a 6/6 window in the peak; two 2/2 windows line the first and second stories. Behind this is a two story rear addition with paired windows on the first level, and two single 2/2s above.

The south gable end is identical to the north end with a two story gable-roof ell, attached to the rear wall, extending south. The four-bay ell is trimmed with narrow corner boards and a very narrow cornice. The main facade is lined with unevenly arranged 6/6 windows and a paneled door entrance in a simple enframingent, on the first level, with one 1/1 window and two 6/6 on the second story. All windows have plain surrounds. Attached to the ell is a long low gable-roof shed, eight bays long. The shed is lined by alternating 6/6 windows, three types of paneled doors, and a large vertical board sliding storage door.

The shed is connected to a commodious gable-roof barn, built into the side of the hill on a fieldstone foundation. The gable ends have slight overhangs and two vacant window openings in the peak. The north gable-end facade contains a small entrance door and a vertical board sliding barn door with a multi-light transom. The street facade (east) has sliding barn doors at the basement level and two small deeply set windows above. The south gable facade has two 6/6 windows over a hinged vertical board barn door opening.

Stay to Inventory form at bl.com

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: C-210
Property Name: 285 Arlington Street	

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

285 ARLINGTON STREET (ISAAC DAVIS BIRTHPLACE) / HISTORICAL DESCRIPTION:

The c. 1835 farmhouse at 285 Arlington Street is known as the Issac Davis Birthplace. It is one of the oldest dwellings in West Acton village. Isaac Davis was born in a c.1740 house that was incorporated into this residence by Jonathan Billings Davis in circa 1835. Jonathan B. Davis (1790-1868) was grandson of Isaac Davis, (1745-1775) Captain of the Acton Minuteman. Issac was the first man killed at the North Bridge in Concord during the the American Revolution. There is a monument to Issac Davis in front of this house (see form) and a memorial obelisk in Acton Centre (see form). The 1740 house was built by Ezekiel Davis, Issac's father and subsequently owned by Elias Chaffin (1755-1932), a Revolutionary soldier, before it was renovated by Jonathan B. Davis in c. 1835.

By 1868 Jonathon B. Davis had moved to a house at 217 Central Street (see form) with his wife Sally Hosmer Davis. Mr. Davis was a farmer and member of the Acton Military Company, the Davis Blues, a militia sent to Boston in 1814 as a precaution against the threatening British navy.

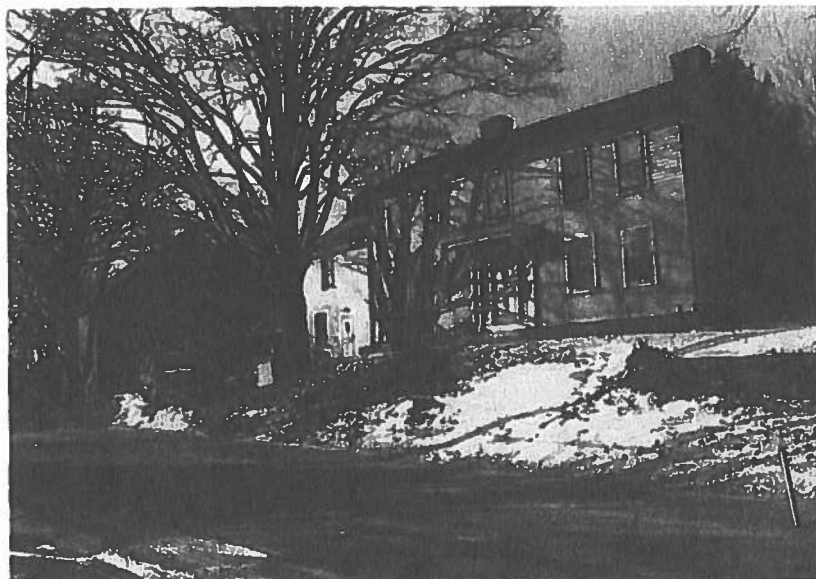
After Jonathan Davis, the house was owned by "C. Hastings" who is listed at this address in 1875. We currently find no references to C. Hastings in local histories or records. The next owner was George Hagar. According to Hager's history of Boxborough, George Hagar moved to West Acton in 1875 and began to occupy the Davis house. George Hagar was born in Boxborough to Phineas and Ruth Hagar in 1815. He married Sally Mead in 1850 and lived in the Davis houses until his death in 1894. Sally Mead Hager was the daughter of Oliver and Betsty Mead of Boxborough, and sister of Walter Mead (see 278-280 Arlington) and Lyman Mead (207 Central). She resided here until at least 1902.

Known historically as the "Thomas Farr Road to Meeting" or the "Road to Stow," then "Wheeler Street" (1883), Arlington Street was first laid out in 1735. The Davis birthplace was the only house on this section of Arlington, just southwest of Massachusetts Avenue, before the coming of the railroad in 1845. At this time West Acton "village" was known simply as the "west part of town." With the railroad, West Acton grew from a rural outpost to a thriving community supported by the strong apple industry and other manufacturies. Residential development around the edges of the village paralleled the expansion of West Acton's manufacturies during the latter half of the century. Local industries eventually included a cigar factory, cider mills, a wooden ware factory, produce marketing and other enterprises.

Staple to Inventory form at bottom

MHC INVENTORY FORM CONTINUATION SHEET
MHC Inventory scanning project, 2008-2013

MACRIS No. ACT. 210



Dup ACT.210

(Attach photo here)

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FORM B - BUILDING SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Is this building historically significant to:
Town Commonwealth Nation

Building has historical connection with the following themes: (see also reverse side)

- | | |
|---------------|----------------------|
| Scholar | Commerce/industry |
| Agriculture | Science/invention |
| Art/Sculpture | Travel/communication |
| Education | Military Affairs |
| Government | Religion/philosophy |
| Literature | Indians |
| Music | Other |

Development of town/city
Architectural reason for inventorying:

2. Town Acton, Mass.

Street address 283 Arlington St.

Name Davis House

Use: original & present Dwelling

Present owner G. Wiley Mitchell

Open to public No
(see explanation on back)

Date 1840 Style

Source of date R. Nylander

Architect

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material

WALL COVER: Wood Clapboard Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed

PORCHES: 1 2 3 4 PORTICO Balcony

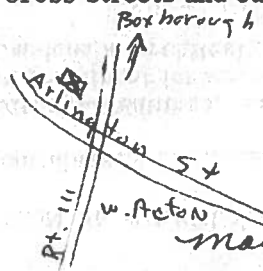
FACADE: Gable end: Front/side Ornament

Entrance: Side Front Center/Side Details:

Windows: Spacing Regular Irregular Identical/Varied

Corners Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings



6. Footage of structure from street
Property has feet frontage on street

Recorder Anita Dodson

For Acton Historical Commission

Photo # Date

SEE REVERSE SIDE

JUN 28 1973

RELATION OF SURROUNDING STRUCTURE

ACT. 210

1. Outbuildings _____
2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
Predominant features _____
Landscape architect _____
3. Neighboring Structures
Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
Venetian Gothic Mansard Richardsonian Modern
Use: Residential ~~Commercial~~ Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

Present house was built c. 1840 for Jonathan Billing Davis, but incorporates, reused, a large amount of the framing of the original house on the site, built c. 1740 for Ezekiel Davis, J.B.'s grandfather. The original house was the birthplace of Isaac Davis (1745-1775, son of Ezekiel) who as Captain of the Acton Minutemen was the first ^{American} killed in the Revolution.

A stone marker identifying the site was placed in front of the house about 1900 by Susan Haskell (Davis) Wright,

BIBLIOGRAPHY AND/OR REFERENCE

daughter of Jonathan B. Davis



RESTRICTIONS _____

Original Owner: _____

Deed Information: Book Number _____ Page _____ Registry of Deeds



TLH CONSULTING, INC.

Structural Engineering

3 Survey Circle, Suite 2

Billerica, MA 01862

(978) 362-1804

August 31, 2025

Lisa Adamiak
Nashawtuc Architects Inc.
100 Main Street, Suite 420
Concord, MA 01742

Regarding: Structural Evaluation of Link Building
Existing Single Family Home
285 Arlington Street, Acton
TLHC Project No. 2508131

Dear Lisa:

Our firm recently visited the home located at 285 Arlington Street in Acton, MA. The purpose of the visit was to observe the existing home, the barn, and the link structure between the home and the barn. We are aware prior to our visit there were concerns relative to the structural stability and soundness of the link structure.

The barn was observed from the exterior side. Based on our observations, the barn appeared to be in acceptable condition. The foundation of the barn consists of loose laid stone masonry. The foundation appeared stable; however, the foundation should be thoroughly evaluated in future to determine if there are required remedial actions to stabilize the foundation. The main home appeared structurally sound and stable as well. There were no signs of distress or instability. The main home was observed from the exterior side and partially on the interior.

The link building was the main focus of the evaluation. The link is a single story wood framed structure with minimal foundation elements. No collar ties or rafter ties were noted during the visit. Severe rot and deterioration were noted on the underside of the original roof boards. The rear wall foundation is a mix of brick, concrete, and soil. A portion of the rear foundation is interrupted by a tree. The front framed wall appeared to bear directly on soil. Approximately 80% of the link floor was soil.

The rear wall of the link building appeared severely out of plumb and level. In addition, the rear wall appeared to bow outward. From the exterior, the rear roof was visibly sagging at several locations. The wall joint at the intersection of the link and the barn wall was visibly separating; the barn wall appeared vertically plumb while the link wall appeared to lean toward the back wall of the link. The separation appeared to start at approximately half the link wall height, and increased to approximately 4 inches at the roof of the link. Along the front of the link, the joint between the roof and the barn wall appeared to increase in depth from the eave of the link roof to the ridge of the link roof. Based on the wall separation between the link and the barn, and the depth differential of the joint between the link roof and the barn wall, it seems the link structure is leaning toward the rear wall of the link building.

The soffit along the front wall of the link building at the underside of the roof eave consists of wide plank boards. The boards are cupped, and the joints between the boards appear to be separating. The joint between the end board and the front wall of the link varies in width from approximately 1/16" to approximately 1". The variation in joint width indicated the front wall of the link is not plumb.

Based on our observations, it is our opinion the link is unstable and should be demolished. The roof framing is not connected within the attic space, nor is it connected at the wall plate level. Based on the condition of the front and rear walls, it seems the roof is most likely moving laterally. The roof will keep moving laterally and will eventually collapse.

The few brick and concrete foundation elements are in poor condition creating an unstable condition at the wall bases. The wall framing elements bearing directly on earth are rotted in several locations. The rotted framing members also create an unstable condition at the wall bases.

The noted joint separations along the walls, roof lines, and soffits indicate the building is leaning toward the rear wall. Leaning buildings are typically unstable. In our opinion, the lean in the link is an indication the building is unstable.

In summary, it is our opinion the existing link building is unstable and unsafe. The roof has potential to collapse when loaded with snow and ice. The front and rear walls are not level, out of plumb, and have areas of rot. The stability and safety of these walls are very questionable. The poor condition of the foundations further destabilizes the link structure. We recommend the link building be demolished. The existing barn and home structure should be protected against damage when demolishing the link. If you have any questions or comments, please feel free to call our office.

Sincerely,

8/31/25



Todd L.T. Hedly, P.E.
cc: file

