

CITY COUNCIL

# \_\_\_\_\_

RECEIVED

CITY OF NEWTON

2022 AUG 23 PM 4: 51

DOCKET REQUEST FORM

**DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.**

To: Clerk of the City Council

Date: August 23, 2022

From (Docketer): Lara Kritzer, Community Preservation Program Manager

Address: Planning Department, Newton City Hall, 1000 Commonwealth Avenue Newton MA 02459

Phone: 617-796-1144

E-mail: lkritzer@newtonma.gov

Additional sponsors: Community Preservation Committee

1. Please docket the following item (it will be edited for length if necessary):

Recommendation from the Community Preservation Committee that \$75,000 in Community Preservation Act funding be appropriated from the FY23 Historic Resource Reserve Fund to the control of the Planning & Development Department to complete the first phase of the Jackson Homestead Basement Restoration Project by hiring a preservation consultant to develop plans to remediate the existing water and humidity issues in order to preserve the historic structure and protect its important collections.

2. The purpose and intended outcome of this item is:

- Fact-finding & discussion
- Appropriation, transfer,
- Expenditure, or bond authorization
- Special permit, site plan approval,
- Zone change (public hearing required)
- Ordinance change
- Resolution
- License or renewal
- Appointment confirmation
- Other: \_\_\_\_\_

3. I recommend that this item be assigned to the following committees:

- Programs & Services
- Zoning & Planning
- Public Facilities
- Finance
- Public Safety
- Land Use
- Real Property
- Special Committee
- No Opinion

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

\_\_\_\_\_

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

Lara Kritzer \_\_\_\_\_

\_\_\_\_\_

Lisa Dady \_\_\_\_\_

\_\_\_\_\_

Josh Morse \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I  have or  intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. \*

CPC Funding Recommendation and the Jackson Homestead Basement Rehabilitation Phase I Proposal and attachments

(\*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9.  I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10.  I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11.  I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Lara Kritzer  
Signature of person docketing the item

[Please retain a copy for your own records]



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**440-22**

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(617) 796-1120  
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Barney S. Heath  
Director

## Community Preservation Committee Funding Recommendation for the Jackson Homestead Basement Rehabilitation, Phase I

**Date:** August 16, 2022  
**From:** Community Preservation Committee  
**To:** The Honorable City Council  
**CC:** Her Honor Mayor Ruthanne Fuller

### PROJECT GOALS & ELIGIBILITY

CPA Historic Resource funding is requested to complete Phase I of the larger project to preserve, restore and rehabilitate the basement level of the ca. 1809 Jackson Homestead. This phase of work includes hiring a preservation consultant to develop plans which address the water infiltration and moisture issues which are damaging the foundation and endangering the collections stored in the basement. The ultimate goal of this project is to develop plans that address the water infiltration and humidity problems in a manner which meets the Secretary of the Interior's Standards for the historic structure, while also addressing the need for the appropriate climate controls and systems in the space for the protection and storage of the City's historic collections and archive materials.

The project is eligible for CPA funding for the preservation, rehabilitation and restoration of one of the City's most significant historic resources.

**RECOMMENDED FUNDING** At its monthly meeting on Tuesday, July 12, the Community Preservation Committee unanimously recommended, with a vote of 6 to 0, that \$75,000 in Community Preservation Act funding be appropriated from the FY23 Historic Resource Reserve Fund to the control of the Planning & Development Department to complete the first phase of the Jackson Homestead Basement Restoration Project by hiring a preservation consultant to develop plans to remediate the existing water and humidity issues in order to preserve the historic structure and protect its important collections.

Proposed CPA Funding Accounts for the Jackson Homestead Basement Renovation, Phase I			
Account Name	Account Number	Amount Currently Available	Proposed Amount for the JH Basement Renovation
Historic Resource FY23 Reserve Account	#58R10498 57900B	\$556,588	\$75,000
<b>Total Project Funds</b>			<b>\$75,000</b>

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

Lara Kritzer, Community Preservation Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

### **SPECIAL ISSUES CONSIDERED BY THE CPC**

**Community Needs:** The Jackson Homestead is one of the City's most important historic structures and the home of its historic collections and archives. The Jackson Homestead is the history institution for all of Newton and the proposal considers it to be one of the City's "special public resources" which are called out in the Community Preservation Plan as a priority for support. The building is also listed as being of High Significance in the Newton Public Buildings Survey Phase II Analysis of Historical Significance.

This project has been on the City's to-do list for several years and is listed as Priority #211 on the City's Capital Improvement Plan(CIP) for FY23-FY27. The humidity and moisture problems have been ongoing, compounded recently by ductwork that generates condensation that has dripped on artifacts and walls and has raised the need for this work to a higher level of priority.

**Historic Significance:** The ca. 1809 Jackson Homestead is highly significant as the historically and architecturally intact home of an early Newton settler. The house was occupied and maintained by the Jackson family for nearly 300 years before it was given to the City in 1949. Since that time, the City has owned and maintained the property. Today it is the home of Historic Newton and houses the City's history museum and archive facilities. The property was originally listed on the National Register in 1973 and the individual listing was updated in 2003 to reflect its history as a stop on the Underground Railroad. The Jackson Homestead is also listed on the State Register of Historic Places, protected by a preservation restriction which was placed on the property in 1997, and considered to be of "High Significance" in City historic surveys.

Additional information on the history of the Jackson Homestead is available on Historic Newton's website at <https://www.newtonma.gov/government/historic-newton/visit-museum/jackson-homestead-and-museum/history-of-the-jackson-homestead> and on the CPA project page at: <https://www.newtonma.gov/home/showpublisheddocument/39723/637341404152600000>

**Funding Uses and Sources:** The project requests CPA funding for the first phase of a multi-phase project to restore the basement of the Jackson Homestead, preserve the building and the collections it houses, and restore the basement space to meet current museum requirements. The initial funds requested will be used to hire a consultant to study the current conditions and develop the plans, designs, and budget information necessary to address them. A draft Scope of Work for the project is included with the proposal materials.

This phase of the project is proposed to be primarily funded through CPA historic resource funds with matching funds to come from Public Buildings and Historic Newton staff time. Part of the consultant's work during this phase will be to develop a construction budget for the next phase of the project. This work will be completed in coordination with the Public Buildings Department, which will also be involved in the development of the project's construction budget.

**Project Finances:** The Jackson Homestead is a City property which is operated by Historic Newton. Maintenance of the site is conducted by Historic Newton with assistance from other City Departments, including the Public Buildings and Parks, Recreation, and Culture Departments. The regular maintenance costs for the site are included in the City's annual budget and the work included in this proposal is included in the City's CIP for FY23-FY27.

**Accessibility:** Historic Newton has also discussed the need to make this space and the overall building more accessible in the future. Accessibility may be added to the scope of the project in the future.

**ADDITIONAL RECOMMENDATIONS** (*funding conditions*)

1. CPA funding is limited to the hiring of consultants to assess the current condition of the Jackson Homestead’s foundation and basement space and develop plans and designs which remediate the water problems and rehabilitate the space to meet current museum standards.
2. The funding must be used within one year of the City Council’s approval of this recommendation. If this funding deadline cannot be met, the Applicants must submit a written request to extend that deadline to the CPC.
3. Any periodic reports or interim deliverables prepared as part of this project must be shared with the CPC for online posting.
4. A copy of the final report from the consultants must be submitted to the CPC for posting online.
5. Any CPA funds which are unused at the completion of Phase I of this project will be returned to the Newton Community Preservation Fund.

**KEY OUTCOMES**

The Community Preservation Committee will evaluate this project based on its success in developing a clear strategy for addressing the existing water infiltration and humidity issues which meet the Secretary of the Interior’s Stands for Rehabilitation while also meeting the climate control needs of its historic collections.

**ATTACHMENTS**

- June 2022 Proposal and selected attachments submitted to the CPC for the July 12, 2022 public hearing

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC’s website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/museum/-fsiteid-1#!/>

City of Newton

Ruthanne Fuller  
Mayor

## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

 PRE-PROPOSAL

 PROPOSAL

 (For staff use)  
date rec'd:

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning &amp; Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Jackson Homestead Basement Rehabilitation</b>		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 527 Washington Street Newton, MA 02458		
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone
<b>Project Manager</b>	Lisa Dady, Director, Jackson Homestead, Historic Newton	<a href="mailto:ldady@newtonma.gov">ldady@newtonma.gov</a>	617-796-1451
<b>Other Contacts</b>	Josh Morse, Commissioner of Public Buildings, City of Newton	<a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1608
<b>Project FUNDING</b>	A. CPA funds requested: \$1,000,000	B. Other funds to be used: \$44,107	C. Total project cost (A+B): \$1,044,107
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The intent of this project is to stabilize and rehabilitate the basement of the Jackson Homestead, a Newton historical treasure. The end-goal is to achieve a space that is safe for artifacts, enjoyable for visitors, and structurally sound in support of the building for generations to come.</p> <p>The basement needs to be renovated to eliminate or control water infiltration in order to stabilize and protect the structure. The gallery is obsolete and requires redesign and renewal to meet contemporary standards of collection preservation, museum display, and public engagement.</p> <p>The space is inadequately conditioned resulting in wide swings in relative humidity during winter and summer seasons. The museum has closed the basement to the public as it works to remove the City's collections from the space to avoid continuing damage. The lack of public access and the high-humidity and moisture damage to the artifacts put our national accreditation at risk. Jackson Homestead serves as the history institution for the entire city and its exhibits and programming draw thousands of people from the region. It is not only important to have a well-kept appearance for the public but also, we must make this area safe and pleasant for visitors.</p> <p>Jackson Homestead is truly an Historic Landmark, but with a deteriorating foundation it is at great risk. Community Preservation Act funds are critical for the preservation of the entire building through its foundational structures.</p> <p><i>See attached narrative regarding the existing conditions, project organization, and scope of construction.</i></p>			



You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>		<b>Jackson Homestead</b>	
<b>USE of CPA FUNDS</b>		<b>HISTORIC RESOURCES</b>	
<b>CHECK ALL THAT APPLY</b>	Preserve	X	
	Rehabilitate/ Restore	X	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <u>Guidelines &amp; Forms</u> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p>The CPA plan calls out "special public resources and public-private partnerships: publicly or privately owned assets that benefit all Newton residents &amp; neighborhoods," as a priority. As <i>the</i> history institution for all of Newton this site is a special public resource.</p> <p><i>Capital Improvement Plan (CIP)</i> – Requires that projects on City-owned sites, or that involve work by City staff, must be sponsored by the appropriate City department. In this case the project is sponsored by the City department of Historic Newton.</p> <p>The NEWTON PUBLIC BUILDINGS SURVEY PHASE II – ANALYSIS OF HISTORICAL SIGNIFICANCE lists Jackson Homestead with a Level of Significance of High. [Individually listed building on the National Register of Historic Places, 1973 ... Preservation Phase II: Analysis of Historically Significant City Buildings, Newton, Massachusetts Jackson Homestead DRAFT 2/17/2012 PART 1 – Analysis].</p> <p>This project has been on the City's to-do list for several years. The humidity and moisture problems have been ongoing, compounded recently by ductwork that has generated condensation that dripped on artifacts and walls. Thus, this project has a high level of priority.</p>		
<b>COMMUNITY CONTACTS</b>	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
<b>Name &amp; title or organization</b>		<b>Email</b>	<b>Phone</b>
Josh Morse Commissioner of Public Buildings City of Newton		<a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1608 52 Elliot St. Newton MA 02461
Russel Feldman, AIA, NCARB Principal Emeritus TBA Architects, Inc.		<a href="mailto:RFeldman@tbaarchitects.com">RFeldman@tbaarchitects.com</a>	617 429-5033 9 Damonmill Square, Suite 5C Concord, MA 01742
Lawrence Bauer, AIA Schwartz / Silver Architects		<a href="mailto:lbauer@sbgarch.com">lbauer@sbgarch.com</a>	617-542-6650 x240 75 Kneeland Street Boston, MA 02111

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
 Full proposals must include separate, detailed budgets in addition to this page.

<b>Project TITLE</b>	<b>Jackson Homestead Basement Rehabilitation</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Design & Engineering (17% of construction cost)		\$145,300
Construction		\$854,700
Public Buildings project management		\$33,070
Jackson Homestead / Historic Newton project management		\$11,037
<b>D. TOTAL USES (should equal C. on page 1 and E. below)</b>		<b>\$1,044,107</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	\$1,000,000
In-kind salaries: Josh Morse and other Public Buildings staff	Confirmed	\$33,070
In-kind salaries: Lisa Dady (assisted by pro-bono expertise from Historic Newton's Buildings & Grounds Committee)	Confirmed	\$11,037
<b>E. TOTAL SOURCES (should equal C. on page 1 and D. above)</b>		<b>\$1,044,107</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
		\${amount}
		\${amount}
		\${amount}
		\${amount}
<b>F. TOTAL ANNUAL COST (should equal G. below)</b>		<b>\${amount}</b>
<b>Sources of Funds</b>		
		\${amount}
		\${amount}
<b>G. TOTAL ANNUAL FUNDING (should equal F. above)</b>		<b>\${amount}</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
See Attachment		



Project TITLE			
↓ Check off submitted attachments here.			
REQUIRED.	X	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	X	<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  Full proposals: separate, detailed budget attachments REQUIRED.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		<b>Maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	X	<b>HISTORIC SIGNIFICANCE</b>	<b>ATTACHMENT 1:</b> Analysis of Historical Significance (narrative; maximum 1 page)
			<b>ATTACHMENT 2:</b> Description of Historically Significant Features (maximum 1 page)
			<b>ATTACHMENT 3.</b> Summary & Justification of Proposed Treatment (maximum 1 page)
			<b>ATTACHMENT 4.</b> Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		<b>for project manager: relevant training &amp; track record</b> of managing similar projects	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plan, floor plans & elevations	
		<b>Materials &amp; finishes:</b> highlight “green” or sustainable features & materials	
		<b>Environmental mitigation plans (if applicable):</b> incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

The intent of this project is to stabilize and rehabilitate the basement of the Jackson Homestead, a Newton historical treasure. The end-goal is to achieve a space that is safe for artifacts, enjoyable for visitors, and structurally sound in support of the building for generations to come.

### **Existing Conditions**

The existing space is used for whole building heating, air conditioning and ventilation (HVAC), electrical service, water service, main sprinkler system supply piping and valves, and a small non accessible bathroom. Most of its area is used for museum gallery space, created in the 1980's.

The below-grade space is relatively high-ceilinged and has fieldstone walls, brick structural piers and an unsealed concrete slab on grade. There is a compliant accessible entrance along the north wall. The basement space suffers from water infiltration through the foundation walls and floor. The brick structural piers show damage from creeping damp due to the infiltration. Water infiltration is also damaging the stone mortar, as well as the wood windows and frames.

The space is inadequately conditioned resulting in wide swings in relative humidity during winter and summer seasons. The Museum has closed the basement to the public as it works to remove the City's collections from the space to avoid continuing damage.

The basement needs to be renovated to eliminate or control water infiltration in order to stabilize and protect the structure. The gallery is obsolete and requires redesign and renewal to meet contemporary standards of collection preservation, museum display, and public engagement.

### **Project Organization**

We propose to complete the project through two design and engineering contracts. The first contract, commissioned by the City and supported largely by the City's CPC funds, will provide detailed analysis of the existing conditions and result in structural repairs and stabilization, new interior structure and wall, floor and ceiling finishes, lighting, power and HVAC. The second contract, commissioned by the non-profit Newton Historical Society, will include gallery interior and exhibit design and installation. The redesign will also result in a small storage space to replace to replace three awkward, damp, and underutilized closets as well as allow for collection storage in exhibit furniture and elsewhere. The two design contracts will be roughly concurrent and coordinated by Public Buildings and Jackson

Homestead staff, Historic Newton's Buildings and Grounds Committee, and supported by members of the Historic Newton community.

### **Scope of Construction**

Although the final design approach has yet to be determined, our current expectation is that most of the construction work will be largely on the building interior. The fieldstone walls and floor will be sealed on the interior by a continuous membrane. New wall and floor framing, and interior wall surfaces and flooring will create a sealed interior gallery space as well as enclosures for the various utilities. Access stairs from the main floor of the Museum will be modified as required to adjust for the new floor level. We will also install new sealed windows and properly flashed frames.

The space between the new membrane and the interior face of the fieldstone walls and concrete floor will be configured to actively drain away any water that infiltrates the structure. Related site work will include modification of window wells to assure proper drainage and examination of the condition of previous infiltration efforts. Existing catch basins will be inspected, cleaned, and repaired if necessary.

The building's overall HVAC system will be assessed, upgraded or an additional unit installed to achieve museum-quality climate control. Additional capacity will be designed in light of the City's "green" goals, including increased efficiency and reduction of fossil fuel consumption. New ceilings and gallery lighting will be coordinated with the gallery design. While not a part of the Community Preservation Act funding, the new Newton history exhibit will replace a sorely outdated (both in content and design) display with a more engaging presentation of artifacts, audiovisual media, and other interactives; ultimately being a history experience that will make this community proud.

Jackson Homestead is truly an Historic Landmark, but with a deteriorating foundation it is at great risk. Community Preservation Act funds are critical for the preservation of the entire building through its foundational structures.

Project

**Historic Newton - Jackson Homestead Basement Rehabilitation**

TITLE

275 Washington Street, Newton, MA 02458

**Supplemental Attachments for HISTORIC RESOURCES PROPOSALS**

26 March 2022

**1. Analysis of Historical Significance (narrative; min. 1 paragraph - max. 1 page)**

Jackson Homestead, built in 1809, is a National Register of Historic Places property Its significance is well described in the National Register nomination form:

"The Jackson Homestead is significant as an example of a property acquired by an early Newton settler, and occupied and maintained by his descendants for nearly 300 years.

Edward Jackson (1602-1681) was the fourth settler in Cambridge Village, now called Newton. He built a salt box house on the Homestead property in 1670 for his son, Sebas, and owned about 1600 acres at his death. An Indian trail crossed his land. He was "constantly present with the Rev. John Eliot at his lectures to the Indians, taking notes and answering questions". He owned two menservants and was probably the first slave owner in Newton. Forty-four of his Newton descendants were in the Revolutionary army.

Major Timothy Jackson (1756-1814) built the present house in 1809, using boards, hand-hewn beams and bricks from the old house where possible. He joined the Militia when 15 years old and became a Corporal two years later. While serving in the Revolution, he spent three years on the high seas aboard privateers and other war vessels, was captured several times and escaped after suffering severe hardships, including seven months in a British Army prison in New York. He settled down to farming in Newton at the age of 24. Later, he became a successful candle and soap manufacturer \* and was able to leave a fine estate to his children. His civic activities included such positions as school teacher, member of the School Board, Selectman for six years. Moderator at town meetings. Justice of the Peace, and Deputy Sheriff.

William Jackson (1783-1855) was Timothy's son. In 1806 he married Hannah Woodward of Newton, who died in 1814 leaving five children. William later married Mary Bennett, moving to the Homestead in 1820. There were 14 children when Mr. Whipple of Boston took a remarkable Daguerreotype of the entire family in 1846. William's impressive public career included the following: Head of Temperance Society, first member and Deacon of Eliot Church, member of the 22nd and 23rd Congress, General Agent for the Boston and Worcester Railroad, member of the Newton School Board, President of the j Newton National Bank, owner of the soap and candle factory already established on this property, member of a real estate board dedicated to the development of Auburndale in 1848, member of the Liberal Party, and an Abolitionist who made his house an Underground Station for runaway slaves."

During the history of the Jackson Homestead, at least twelve brides were married in the parlour, and the dining room held as many as forty-two at Thanksgiving dinner. Bunk beds lined the wall of the first-floor nursery where the young Jacksons slept.

Jackson relatives lived here until about 1930. In 1949, a ninth-generation descendant gave the Homestead to the City of Newton. The furnishings represent those of a house of the early 1800's, including many things that belonged to the Jackson family. The house is relatively unchanged and is a good example of hip roofed Federal style with its original outbuildings. The Homestead is now used as a museum, where lectures are given and tours conducted as part of an active educational program.

## **2. Description of Historically Significant Features (keyed to attachment 1; max. 1 page)**

Also from the National Register nomination form:

"The Jackson Homestead, on the corner of Washington Street and Jackson Road, has wide lawns on the front (south) and west sides, with about one half acre of fields to the rear (north); one-story outbuildings extend to the east. Large trees surround the house. In front the property is bounded by an elaborate wooden fence which is terminated at both ends by paneled square posts topped with urns; posts of the same design mark the center entrance. On Jackson Road the land is enclosed by a simple picket fence.

The 1809 house was built on a foundation of granite blocks brought from Quincy by oxcart. Inside are six fireplaces with hand carved mantel and a kitchen fireplace and oven used for cooking; hand-hewn beams, bricks and boards from the 1670 house; a 300-year-old well in the first floor laundry room; [and] the original front door..."

These features remain today.

## **3. Summary & Justification of Proposed Treatment (keyed to attachment 2; max. 1 page)**

To be submitted with full proposal.

## **4. Newton Historical Commission confirmation of local historic significance, if the resource is not already on the National register of Historic Places.**

N/A. The resource is on the National Register of Historic Places.



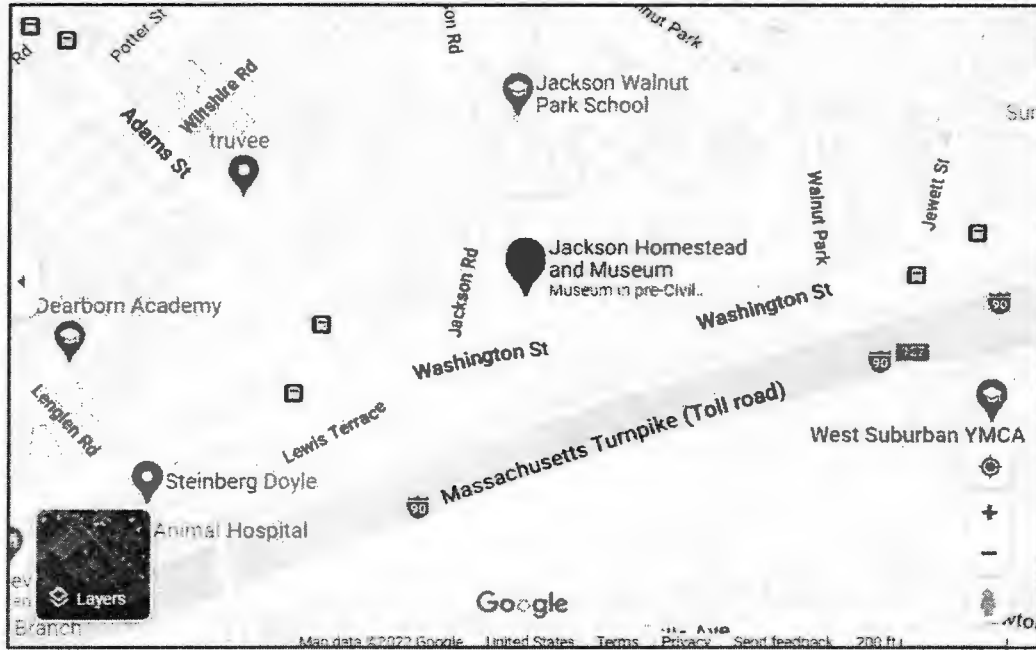
**Project****Historic Newton - Jackson Homestead Basement Rehabilitation****TITLE**

275 Washington Street, Newton, MA 02458

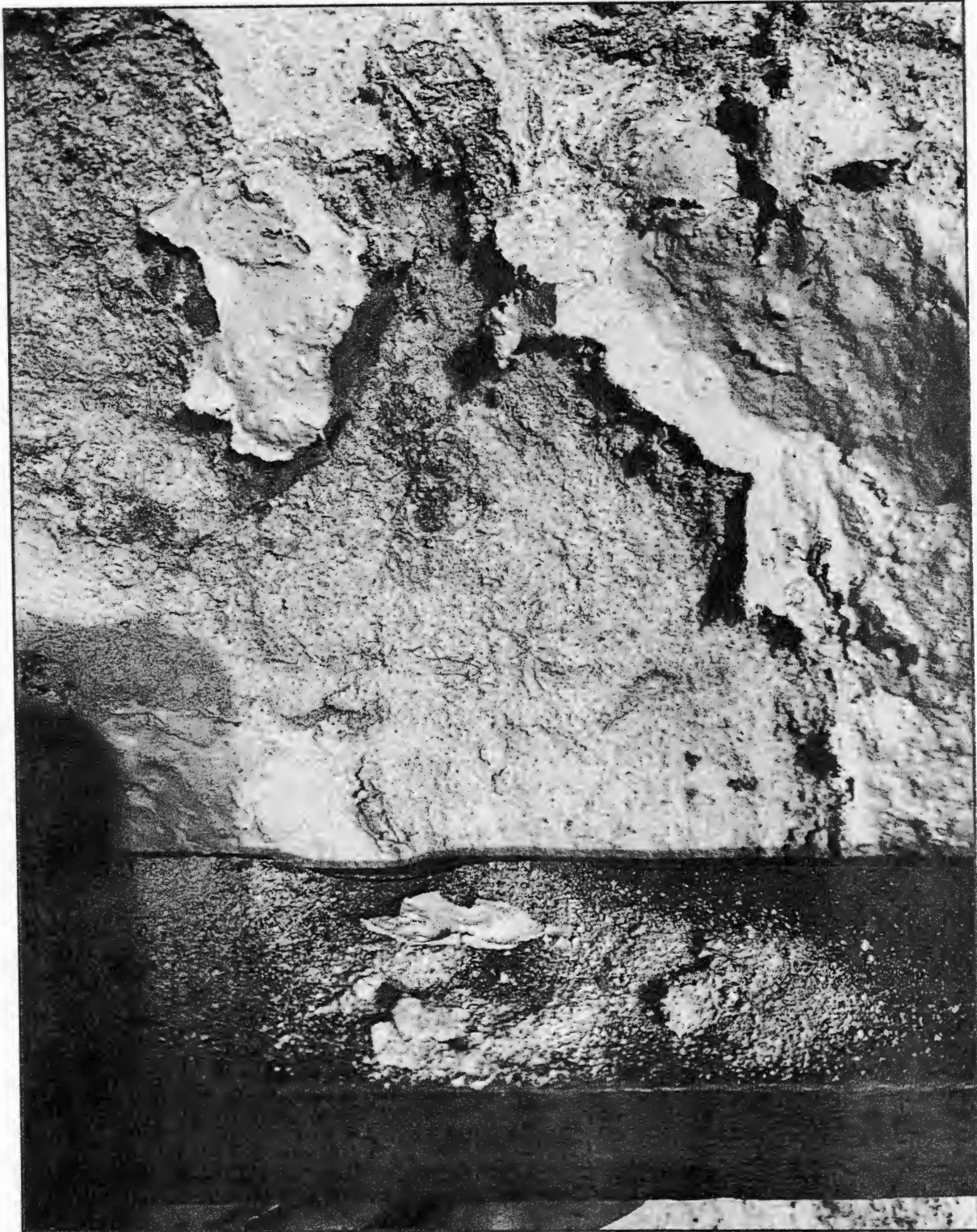
**Attachment - Timeline**

<u>Activity</u>	<u>Months</u>	
Preapplication Approval, Design & Engineering	1	
Application, Design & Engineering	3	
Application Approval, Award of Funds	2	
Contract Design Solicitation (including RFQ preparation)	4	
Contract Award, Signed	1	
Preliminary Design & Engineering	5	
CPC Application, Construction	2	
CPC Approval, Award of Funds, Construction	1	
Construction Contract Solicitation	3	
Construction Contract Award	1	
Mobilization	1	
Construction Phase	8	
Substantial Completion	10	months from date of award
Gallery Installation	3	
Occupancy	14	months from start of construction
<b>Total Project Timeline, from start to finish:</b>	<b>37</b>	<b>months</b>

<b>Project</b>	<b>Historic Newton - Jackson Homestead Basement Rehabilitation</b>
<b>TITLE</b>	275 Washington Street, Newton, MA 02458

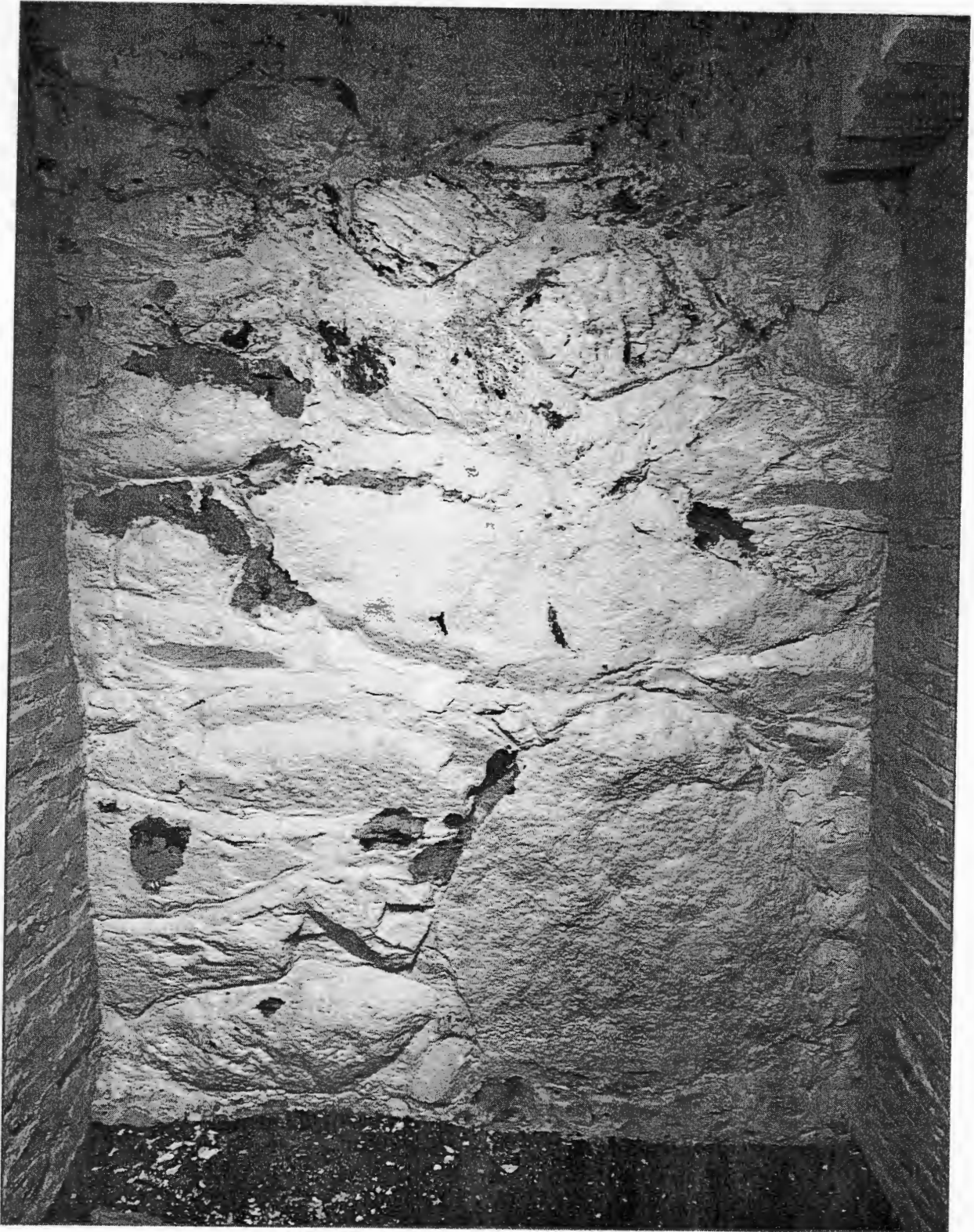


**Foundation wall NE closet**



**Fieldstone foundation wall, west. Mortar is crumbling and during rainy weather it is thoroughly wet (muddy).**



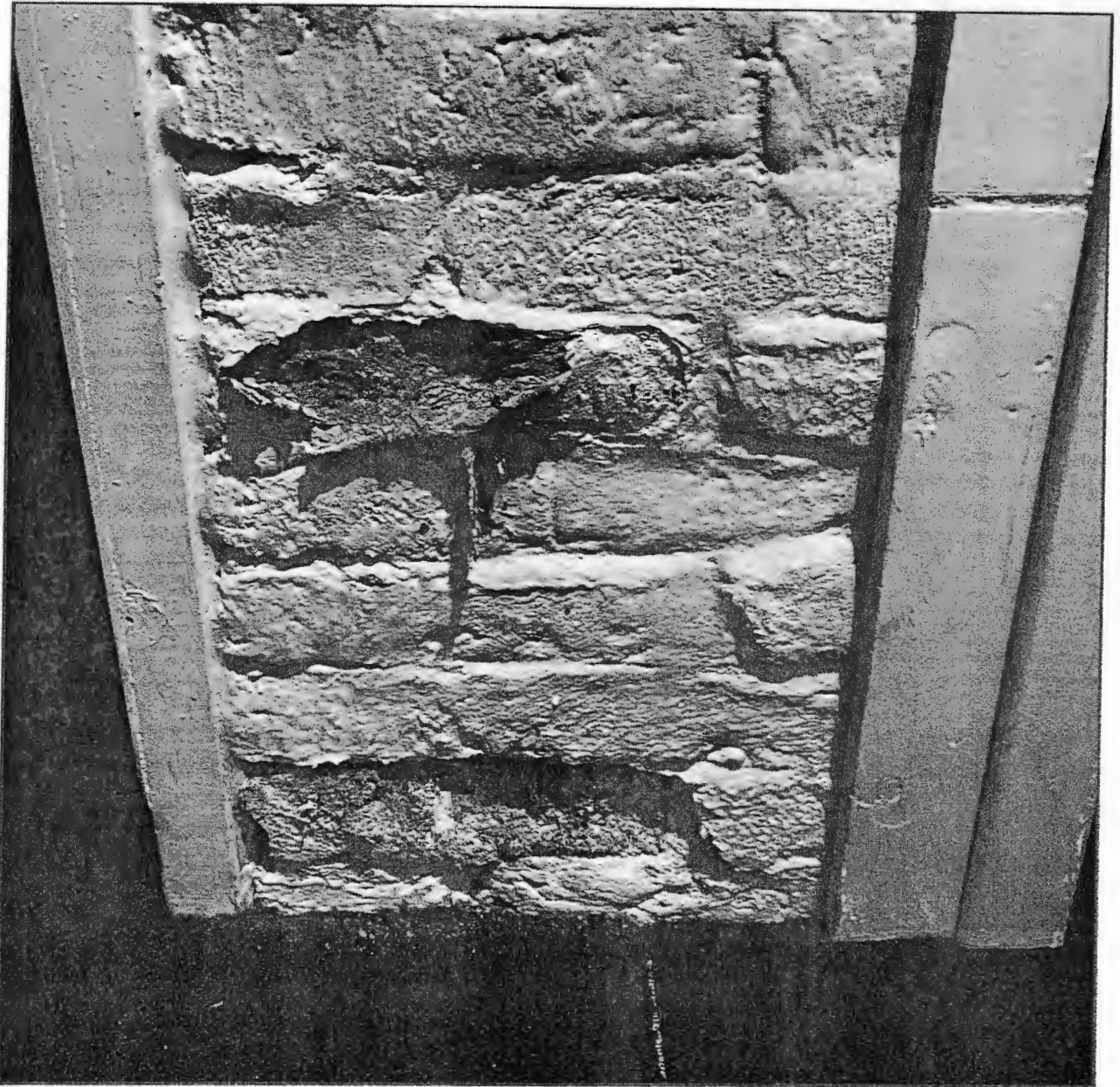


Fieldstone foundation wall, west.



Foundation wall south





Foundation wall northwest