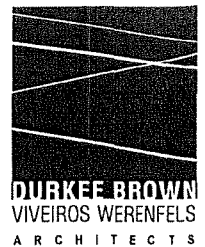


July 28, 2011

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Newton History Museum at the Jackson Homestead
527 Washington Street – Newton, MA



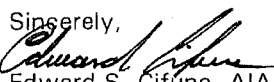
I am writing to provide a brief overview of the application for the Newton History Museum at the Jackson Homestead. The project consists of renovations of the existing historic Ell for a new handicapped accessible entrance, unisex toilet room, kitchenette and expanded archival storage. A preservation restriction agreement is currently in place for this property between the Commonwealth of Massachusetts and the City of Newton, dated Nov. 21, 1997.

The existing interior construction in the Ell, which is largely non-original, will be removed back to the original structure. This work appears to date from the late 20th century. The original post and beam frame will be preserved and will be exposed to the extent that it currently is. New ceilings will conceal new mechanical equipment above. New construction within the ell will include walls, ceilings, finishes, plumbing and electrical work. A new fire alarm system will be installed throughout the entire facility, in both the original main house and the Ell, as required by code. An existing window on the south elevation of the ell will be enlarged to form the new accessible building entrance. An exterior ramp, platform and sloped walkways will be constructed. The work has been designed to be compatible with the historic character of the building as well as to have minimal impact on the house and site.

It should be noted that in designing the new accessible ramp, DBVW Architects explored at least eight different ramp configurations and locations. Each option was reviewed with representatives of the City of Newton and the Newton History Museum, as well as with Donald Lang who is a member of both the Newton Historical Commission and the MAAB. The drawings submitted with this application depict the option we all feel to be the most appropriate in accomplishing both preservation and accessibility objectives.

The work described above incorporates numerous upgrades for accessibility. However, these improvements do not bring the building into full compliance. The City will need to obtain relief from several other requirements. Please refer to the attached MAAB Existing Conditions Analysis, MAAB Requested Variances and new elevator and handicapped lift study plans we have prepared in support of the variance request. The existing conditions analysis contains color photos of the building and property. The additional upgrades would negatively impact the historic character of the house and would be extremely costly. A formal request for variance is being submitted to MAAB. We are requesting that MHC review our plans and provide a letter of support.

Please contact me if you have any questions or need any additional information.

Sincerely,

Edward S. Cifune, AIA
Project Manager

111 CHESTNUT STREET
PROVIDENCE, RI 02903

T 401 831 1240
F 401 331 1945

www.durkeebrown.com

Property SBL 12003 0003
 Property Address 527 WASHINGTON ST
 Land Use * 931
 Land Use Descr * MUNICIPAL IMPROVED

Tax Bill Number 2218366
 Zoning ** PUB
 Map ID 033NW
 Neighborhood 4

Sale Date
 Sale Price
 Legal Reference
 Current Owner
 NEWTON HISTORICAL SOCIETY
 JACKSON HOMESTEAD

Prior Sale Date
 Prior Sale Price
 Prior Legal Reference
 Prior Owner

527 WASHINGTON ST
 NEWTON, MA 02458

Commercial Information

Style Office Bldg
 Story Height 2
 Year Built 1800
 Recent Field Visit 10/13/2010
 Prior Field Visit 6/1/2010

Commercial Information

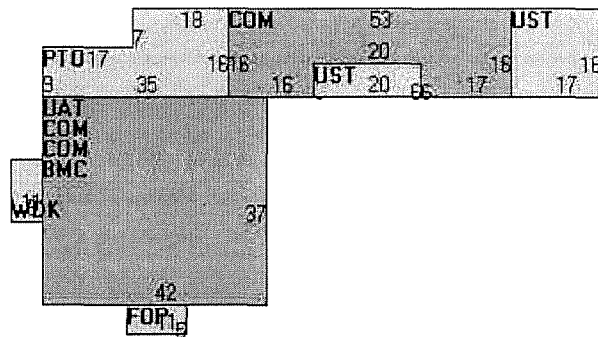
Gross Bldg Area 7,898 sq ft
 Effective Area 7,205 sq ft
 Bldg Area 5,390 sq ft
 Total Apartments 0

Assessment History

FY 2011 \$955,800
 FY 2010 \$955,800
 FY 2009 \$955,800
 FY 2008 \$955,800
 FY 2007 \$0
 FY 2006 \$0
 FY 2005 \$0
 FY 2004 \$0
 FY 2003 \$0
 FY 2002 \$0
 FY 2001 \$0
 FY 2000 \$0
 FY 1999 \$0
 FY 1998 \$0
 FY 1997 \$0
 FY 1996 \$0
 FY 1995 \$0
 FY 1994 \$0

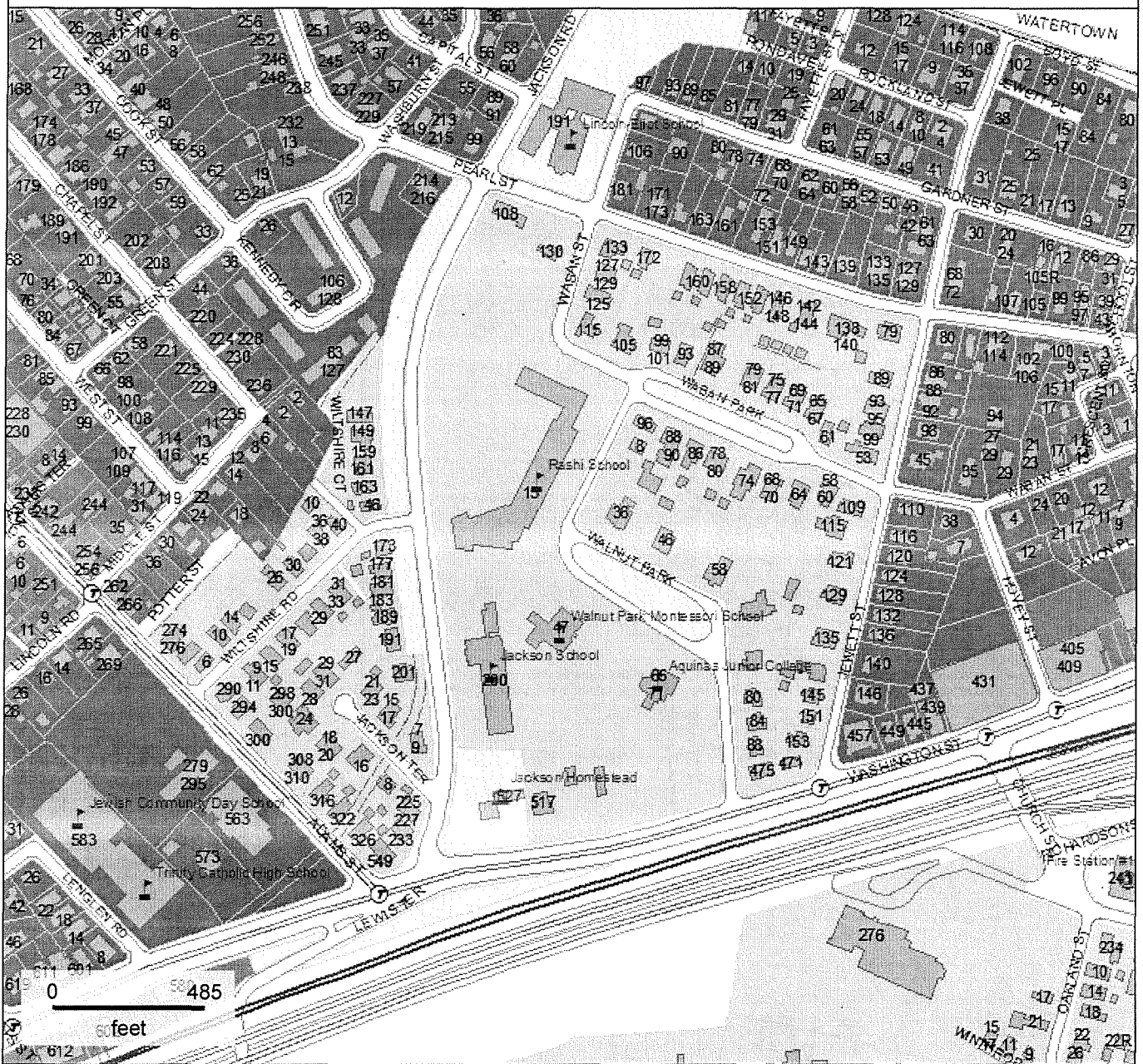
Land Information

Lot Size 41,422 sq ft
 Frontage 200 ft
 Zoning PUB



* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.
 For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.
 ** For reference purposes only. Please check with Engineering Department for official zoning designation.

City of Newton

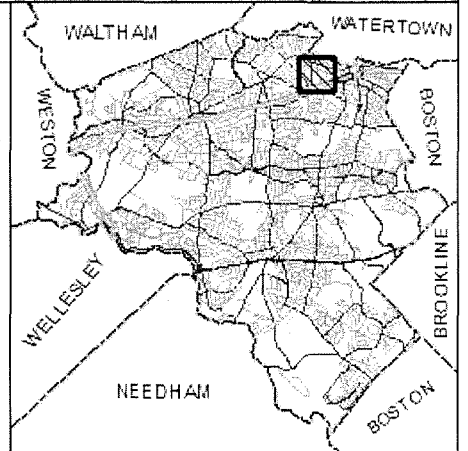


Property ID: 12003 0003
Address: 527 WASHINGTON ST
Owner: NEWTON HISTORICAL SOCIETY



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.



City of Newton

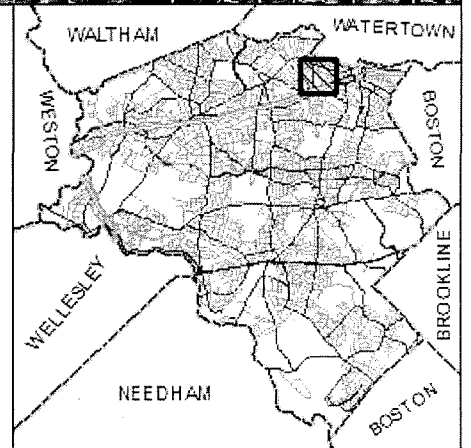


Property ID: 12003 0003
Address: 527 WASHINGTON ST
Owner: NEWTON HISTORICAL SOCIETY



MAP FOR REFERENCE ONLY
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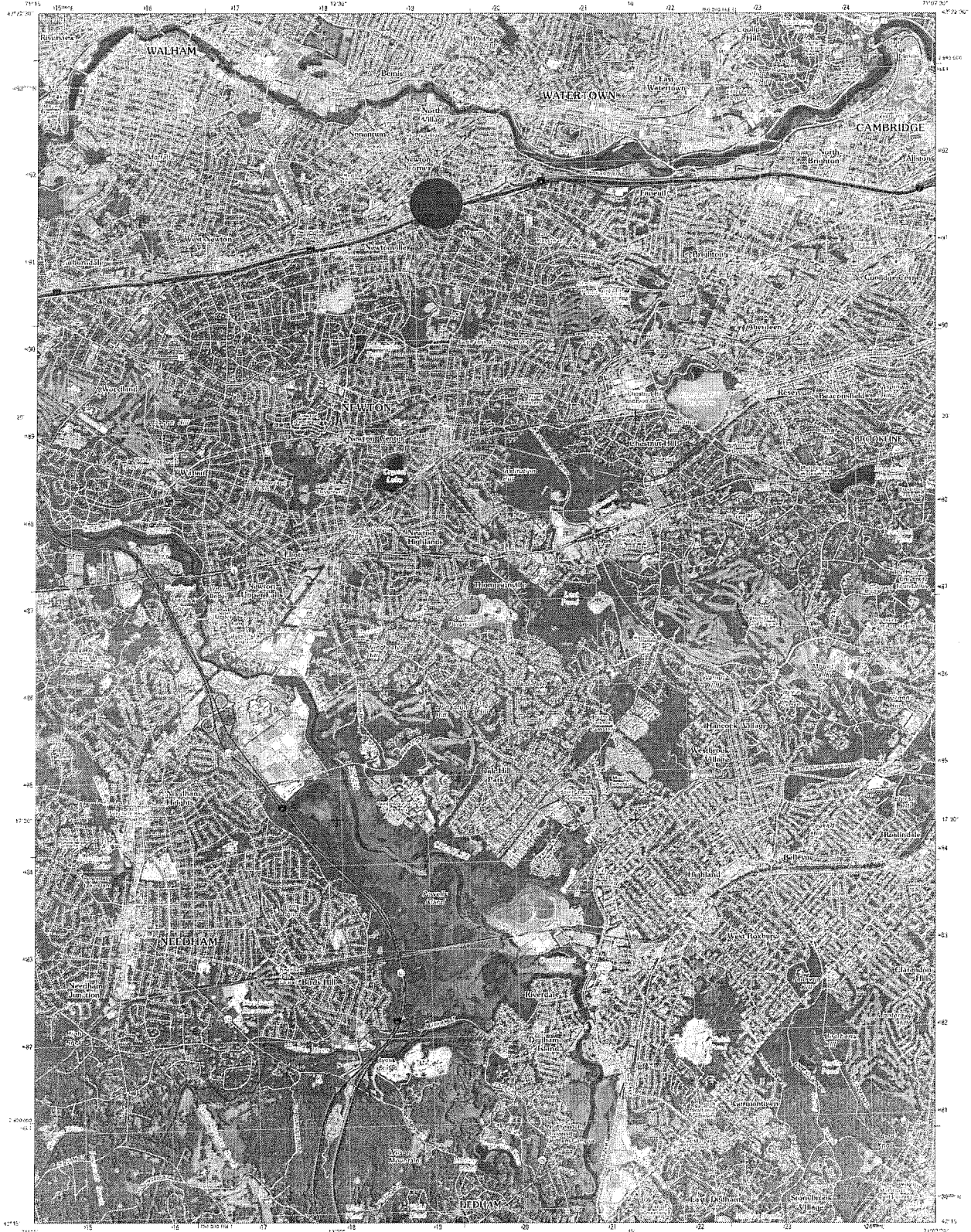




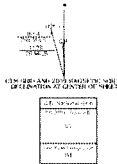
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



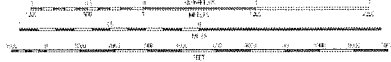
NEWTON QUADRANGLE
MASSACHUSETTS
7.5-MINUTE SERIES



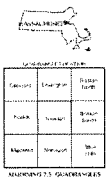
Produced by the United States Geological Survey
North Arrow as of October 1, 1987 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:250,000 Scale and Datum Transformation Manual, June 1997
For 100-foot Scale Horizontal Control, Section of 1983
revised series.



SCALE 1:24 000



This map was produced in conformance with section 5.2.2.5 of the
Annex I, I-24 Standard for 1:250,000 Scale Maps. It is
A standard for use with the product in the first version 6.0.25.



ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Road	RAIL
RAIL	RAIL

INSPIRE
NGS
2008
Scale
2009
2009

NEWTON, MA
2009

MURKIN 51 50408A-015

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Newton History Museum Archives

Location / Address: Jackson Homestead - 527 Washington Street

City / Town: Newton, MA

Project Proponent

Name: City of Newton Public Buildings Department

Address: 52 Elliot Street

City/Town/Zip/Telephone: Newton Highlands, MA 02461 Tele:617.796.1600

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

Project Description (narrative):

The project consists of renovations and interior fit-up of the existing historic Ell for new entrance, support spaces and expanded archival storage. The work will be concentrated primarily in the Ell but also includes a new accessible entrance, ramp, unisex toilet room and limited site improvements. New plumbing, electrical and HVAC will be installed in the Ell. A new fire alarm system will be installed throughout the entire facility; which includes both the original main house and the Ell.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition. The project includes selective demolition within the Ell.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation. Yes; the interior of the Ell will be fit-up for expanded archival storage and office use.

Does the project include new construction? If so, describe (attach plans and elevations if necessary). An accessible ramp and entrance will be added on the southeast elevation.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify. - Unknown

What is the total acreage of the project area?

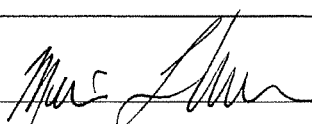
Woodland	0	acres	Productive Resources:		
Wetland	0	acres	Agriculture	0	acres
Floodplain	0	acres	Forestry	0	acres
Open space	0	acres	Mining/Extraction	0	acres
Developed	0.05	acre	Total Project acreage	0.95	acre

What is the acreage of the proposed new construction? 0 acres

What is the present land use of the project area? Historic House Museum

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:  Date: 7-28-11

Name: Martha Werenfels, AIA - Durkee Brown Viveiros Werenfels Architects

Address: 111 Chestnut Street

City/Town/Zip: Providence, RI 02903

Telephone: 401.831.1240

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.