

# Museum Archives, Accessibility & Fire Protection SUPPLEMENTAL PROPOSAL

- ♦ \$742,345 CPA funds appropriated to date
- ♦ \$400,000 requested additional CPA funding



**Project page on CPC website** (project history, 3 pp):

[www.newtonma.gov/gov/planning/cpa/projects/museum.asp#Museum-Archives](http://www.newtonma.gov/gov/planning/cpa/projects/museum.asp#Museum-Archives)

**Proposal & Attachments** (posted online as one file)

- ♦ Cover letters from City of Newton Public Buildings Dept. & Historic Newton \*\* (2 pp)
- ♦ Proposal (4 pp) and updated project budget (1 p)
- ♦ Jackson Homestead\*\* Trustees October 2014 vote to apply City of Newton dedicated fund to fundraising requirements in 2013 CPC funding recommendation (1 p)
- ♦ Public Buildings Project Manager – Qualifications
- ♦ Listing in City of Newton *Fy14-18 Capital Improvement Plan* (1 p)  
Note: this project has not been listed in more recent editions of the *CIP*.
- ♦ **Added as received, on 14 May 2015: letter of support from Chairman, Trustees of the Jackson Homestead**

**March 2015 Construction RFP** (posted online separately)

- ♦ basic scope & plans (10 pp)
- ♦ bids submitted (2 pp)

**Project Sponsor Information** (posted online separately)

- ♦ Public Buildings Dept. ~~Fy15 City operating budget (9 pp)~~ substituted on 14 May 2015: [Fy16 proposed City operating budget](#)
- ♦ Jackson Homestead \*\* ~~Fy15 City operating budget (4 pp)~~ substituted on 14 May 2015: [Fy16 proposed City operating budget](#)
- ♦ Historic Newton \*\* Fy15 operating budget (1 p)
- ♦ Historic Newton \*\* Fy15 financial statement (assets & liabilities, 1 p)

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\*\* Historic Newton is a partnership between the Newton Historical Society, a private nonprofit organization, and the Jackson Homestead, a City of Newton department. Both organizations have their headquarters and primary staff offices at the Jackson Homestead (527 Washington Street, Newton Corner).

City of Newton



Setti D. Warren  
Mayor

## PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

April 15, 2015

Re: Commitment to staff time for project management services.

Dear Community Preservation Committee chair:

The Public Building Department accepts full custody of this project and will partner with the Newton History Museum's Director and her staff to successfully execute the program deliverables as set forth in the project plan and architectural drawings. The department now has the resources and staff to commit the necessary time to shepherd this project toward completion.

Sincerely,

  
Joshua R. Morse  
Public Buildings Commissioner

Cc: Alejandro Valcarce, Program Manager  
Rafik Ayoub, Project Manager



527 Washington Street, Newton, MA 02458  
TELEPHONE 617-796-1450  
FAX 617-552-7228  
www.historicnewton.org

April 13, 2015

Community Preservation Committee  
City of Newton  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Dear Community Preservation Committee,

I am writing in support of our upcoming proposal to the Community Preservation Committee for the Museum Archives, Fire Suppression and Accessibility project. I am confident that we are entering the final stages of this long-awaited, much needed project.

The people of any city need institutions to house and care for their memories, and to educate about the important material culture of their past, present and future. Historic Newton provides that role for our 87,000 residents, with collections dating back more than three centuries. Currently the conditions at Jackson Homestead impede our ability to serve Newton's citizens in two important ways - their heritage is at great risk and it is not accessible.

The archives space is overcrowded with no climate control. The 1809 building, an irreplaceable symbol of the city, deserves a fire suppression system, as do the visitors, staff, and collections therein. This renovation project also sends a message that we are a welcoming and accessible place to people with limited mobility, to researchers, to school groups, and to the thousands of other visitors each year. We would expect no less from Newton's own history museum than to be fully accessible and up-to-date in our museum management practices.

Historic Newton has \$64,000 dedicated to this project, which includes \$40,000 held in our City account and \$24,000 received from an anonymous donor.

The additional Community Preservation Program funds, paired with the dedication of myself as the new Director of Jackson Homestead and the expertise of Rafik Ayoub, the new Public Buildings Project Manager, will mean that 2015 is the year that this critical improvement project will come to a successful completion.

Sincerely,

A handwritten signature in black ink that reads "Lisa Dady".

Lisa S. Dady  
Director  
Historic Newton / Jackson Homestead

cc Alice Ingerson, Community Preservation Program Manager  
Rafik Ayoub, Project Manager, Public Buildings

JACKSON HOMESTEAD AND MUSEUM  
DURANT-KENRICK HOUSE AND GROUNDS  
HISTORIC BURYING GROUNDS PRESERVATION  
NEWTON HISTORICAL SOCIETY, INC.

City of Newton



Setti D. Warren  
Mayor

**Newton, Massachusetts Community Preservation Program  
FUNDING REQUEST**

PRE-PROPOSAL

PROPOSAL

Last updated December 2014.

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

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) 617.796.1144

(For staff use)  
date rec'd:

2 pm,  
15 April 2015

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>Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project</b>		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Historic Newton, 527 Washington Street, Newton, MA 02458		
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone
<b>Project Manager</b>	Rafik Ayoub, Project Manager, Public Buildings Dept.	rayoub@newtonma.gov	617.796.1621
<b>Other Contacts</b>	Lisa Dady, Executive Director, Historic Newton	ldady@newtonma.gov	617.796.1451
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> <b>\$400,000 new request</b> \$1,142,345 total request	<b>B. Other funds to be used:</b> \$64,000 total	<b>C. Total project cost (A+B):</b> \$1,206,345 total
<b>Project SUMMARY</b>	Summarize the project's main tasks, components or features, and why you believe it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.		
<p>Historic Newton's two-dimensional collections, which include maps, plans and documents, more than 2,000 photographs, and over 6,000 Historic Property Survey Files, are essential resources for historical research in this City. These collections are presently crammed into the 19th-century post-and-beam wing of the Jackson Homestead, which lacks effective climate control and fire protection. Despite best efforts for care and preservation, these collections of irreplaceable documents and photographs are at risk.</p> <p>This project seeks an additional \$400,000 in CPA funds to complete: rehabilitating the library/storage area, expanding collections storage into an adjacent storage area in the wing, installing compact shelving in the new space to relieve current over-crowded conditions and provide space for future collecting.</p> <p>Remodeling will include insulating the wing to improve climate control and provide long-range energy savings and installation of a fire suppression system though-out the Jackson Homestead. Heating and cooling (HVAC) unit locations in the garage will be relocated to allow for maximum space for compact shelving and improve HVAC functions. It also will provide the opportunity to upgrade the accessible entrance for the museum and provide accessible toilet facilities. This project addresses the need to insure the safety of the 1809 Jackson Homestead through fire suppression, make it accessible under current code and preserve and properly store irreplaceable collections which are important to the history of Newton. Newton's "historic resources" include the Museum's archival collections, which are used by homeowners and neighborhood activists, architects and real estate professionals, city departments and mass media, as well as students, scholars, and genealogists. The archives are also used by educators in the schools and elsewhere in Newton to teach local history as the context for understanding American History. The Newton community in its very broadest sense is the beneficiary of this project, which supports the concept of "planning with history", articulated in Newton's Comprehensive Plan.</p> <p>Historic Newton has received an anonymous donation from an individual donor of \$24,000 toward this project. Jackson Homestead raised the amount of \$40,000.</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>Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project</b>				
<b>USE of CPA FUNDS</b>		<b>HISTORIC RESOURCES</b>	<b>OPEN SPACE</b>	<b>or</b>	<b>RECREATION LAND</b>	<b>COMMUNITY HOUSING</b>
<b>Check all that apply.</b>	preserve	✓				
	rehabilitate/ restore	✓	Consult staff.			
<b>COMMUNITY NEEDS</b>	Provide a brief quote and citation (plan title, year, page number) showing how this project meets needs already recognized in at least 2 community-wide plans with links under <a href="#">Guidelines &amp; Forms</a> on <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> . You may also list other community benefits not mentioned in any plan.					
<p>This project “builds on and preserves existing resources” and considers “both current and future needs” of the collection as well as of the mission of the organization. Most importantly, it helps to preserve collection materials that are “unique and irreplaceable historic resources.” The project is designated for implementation in the city’s <i>Capital Improvement Plan</i> for 2014.</p> <p>The Jackson Homestead was added to the National Register of Historic Places in 1978 and has been designated as a local Landmark. Rehabilitation of the Jackson Homestead wing for the purpose of improved collections storage and fire safety meets many of the goals of the National Center for Preservation Technology (NCPT).</p> <p>The Jackson Homestead is listed in the CPA-funded Newton City Public Buildings Survey as one of 11 of the most significant historical buildings in Newton and is the oldest building listed. Historic Newton’s Archival Collections were also listed in the highest-importance category in the CPA-funded City Historic Records Survey.</p> <p>Through its programs and exhibitions, Historic Newton has unique opportunity to synthesize information to entertain and to educate. Drawing on its collections, the Museum can provide the primary material needed for informed decision-making. In support of these objectives, preserving its collections and making them accessible becomes a critical responsibility for the Museum and for the City.</p>						
<b>COMMUNITY CONTACTS</b>	List 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.					
Name & title or organization		Email	Phone		Mailing address	
Ellen Fitzpatrick, Professor, University of New Hampshire		Letters previously provided with 2011 proposal	617-527-5701		20 Foster St., Newton, MA 02460	
Peter Kastner			617-943-8795		49 Woodbine Street, Auburndale, MA	
John Stewart & Claudia Wu			23 Pierrepont Road, Newton, MA 02462 & 25 Sewall Street, West Newton, MA 0246			
<b>NON-CPA FUNDING</b>	Source of Funds		Amount		Status of Funding (requested, expected, confirmed)	
Historic Newton has received an anonymous donation from an individual donor of \$24,000 toward this project		\$24,000		Confirmed		
Funds raised by Jackson Homestead		\$40,000		Confirmed		
CPC staff note: A small fund has been held in trust by the City of Newton for the Jackson Homestead since its original donation by the Nabisco Corp. under Mayor Theodore Mann. In October 2014 the Trustees of the Jackson Homestead voted to apply these funds to this project.						

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

Project TITLE	Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Consultants (Architecture & Engineering)		\$183,213
Project construction		\$841,537
Storage/Moving/Staffing		\$29,000
Furniture, Fixtures & Equipment		\$47,700
Construction Contingency		\$104,895
	<b>D. TOTAL USES (should equal E. below)</b>	<b>\$1,206,345</b>
<b>Sources of Funds</b>		
CPA funds previously appropriated		\$742,345
<b>CPA funds - new request</b>		<b>\$400,000</b>
Jackson Homestead		\$64,000
	<b>E. TOTAL SOURCES (should equal D. above)</b>	<b>\$1,206,345</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Est. allocation for Jackson Homestead annual bldg. operations & maintenance (average over 10 years)		\$5,411
CPC staff note: A 10-year operating budget was submitted with the previous 2013 proposal, using a simple % escalation each year. That budget did not break annual costs down into categories. Staff did not require it to be attached again to this supplemental proposal.		
	<b>F. TOTAL ANNUAL COST (should equal G. below)</b>	<b>\$5,411</b>
<b>Sources of Funds</b>		
City of Newton Public Buildings General Fund Operating Budget (average over 10 years)		\$5,411
	<b>G. TOTAL ANNUAL FUNDING (should equal F. above)</b>	<b>\$5,411</b>
Project TIMELINE	Phase or Task	Season & Year
	CPA Funding Process (CPC & Board of Aldermen)	April-May 2015
	Award GC contract (construction)	June 2015
	Construction- Archives, Accessibility, Fire Protection	January 2016
	Return Archival Collections to Renovated Building	February 2016

Project TITLE		Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project	
↓ Check off submitted attachments here.			
Previously provided.	✓	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	✓	<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Full proposals: 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>operating/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	
Not needed; this is a City project.	✓	<del><b>purchasing of goods &amp; services:</b></del> briefly summarize sponsor's understanding of applicable state statutes and City policies	
UPDATED VERSIONS REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS</b>		
	✓	<b>for sponsoring department or 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	
Previously provided.	✓	<del><b>LETTERS of SUPPORT</b></del>	from Newton residents, organizations, or businesses
REQUIRED for all proposals involving City govt., incl. land acquisition.	✓	<b>CAPITAL IMPROVEMENT PLAN</b>	current listing/ranking & risk factors for this project (attached by CPC staff)
	✓	<b>COVER LETTER</b>	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
Previously provided.	✓	<del><b>HISTORIC SIGNIFICANCE</b></del>	<del>For all historic resources projects, see separate instructions for 3 attachments</del> analyzing historic significance and significant features, and showing how project meets national preservation standards
Previously provided.	<b>ZONING &amp; PERMITTING</b>		
	✓	<b>zoning relief and permits required:</b> incl. parking waivers, demolition or building permits, comprehensive permit or special permit	
	✓	<b>other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<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		

## HISTORIC NEWTON/JACKSON HOMESTEAD ARCHIVES REVISED PROJECT BUDGET

BUDGET ORGN	ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET
21B11504	5301	CONSULTANTS	\$ 183,213
21B11504	5825	BUILDING IMPROVEMENTS	\$ 789,037
21B11504	5274	STORAGE/MOVING	\$ 14,000
21B11504	58FFE	FURNITURE, FIXTURES & EQUIP	\$ 47,700
21B11504	513004	WORK BY OTHER DEPARTMENTS	\$ 15,000
21B11504	52407	PUBLIC BUILDING R-M	\$ 52,500
21B11504	5795	CONTINGENCY	\$ 104,895
		<b>TOTAL PROJECT COST</b>	<b>\$ 1,206,345</b>
		LESS PREVIOUS CPA FUNDING	\$ (37,500)
		LESS PREVIOUS CPA FUNDING	\$ (63,845)
		LESS PREVIOUS CPA FUNDING	\$ (641,000)
		<b>SUB TOTAL</b>	<b>\$ 464,000</b>
		LESS JACKSON HOMESTEAD CONTRIBUTION*	\$ (64,000)
		<b>REQUESTED ADDITIONAL CPA PROJECT FUNDING</b>	<b>\$ 400,000</b>
<b>* JACKSON HOMESTEAD PROJECT FUNDING BREAKDOWN</b>			<b>TOTAL</b>
	ANONYMOUS		\$ 24,000.00
	NEWTON HISTORY MUSEUM FUNDRAISING		\$ 40,000.00
	<b>TOTAL JACKSON HOMESTEAD FUNDING</b>		<b>\$ 64,000.00</b>



October 1, 2014 Minutes of the Joint Board of Historic Newton

Board Members in attendance: Lucy Caldwell-Stair, Sheila Donahue, Laurel Farnsworth, Phebe Goodman, Karen Haywood, Treff LaFleche, Anne Lerner, Roger Lehrberg, Brooke Lipsitt, Harry Lohr, Marietta Marchitelli, Ivan Matviak, John Morganti, Carol Ann Shea, Steve Snider, Lynne Sullivan, Peter Terris, Jay Walter, Linda Wisniewski with Carl Cohen presiding.

Staff in attendance: Cindy Stone, Roger Fussa and Bridget Jeffs

Also in attendance was Sam Frank, consultant for the Historic Newton strategic planning process.

The meeting was called to order at 7:05 pm by President of the Board, Carl Cohen.

#### **Trustee Vote on H Fund**

The Trustees need to formally vote to use funds in the Jackson Homestead Trust city account, originally donated by Nabisco, towards the Archives project. The following motion was proposed, seconded and voted by the Jackson Homestead Trustees:

*The Trustees of The Jackson Homestead approve the appropriation of \$40,000 from the unrestricted funds of the City of Newton's The Jackson Homestead Permanent Fund to provide matching funds for the Community Preservation Act-supported, Newton Board of Aldermen-approved, Historic Newton Museum Archives, Accessibility, & Fire Suppression Project.*

The seven members of the board of trustees present and two trustees voting by proxy voted unanimously in favor of the motion.

#### **Archives Report**

The project is moving slowly. Cindy is meeting with Aaron Goldman from the city Executive Office and Josh Morse, the Commissioner of Public Buildings.

The meeting was adjourned at 8:50pm

Respectfully submitted,

Brooke K. Lipsitt  
Clerk

RAFIK E. AYOUB, Associate AIA  
4975 Washington St., #404  
West Roxbury, MA  
(617) 325-7725  
rafik02132@verizon.net

#### PROFESSIONAL QUALIFICATIONS

Facilities Project Manager experienced in architectural design of institutional, public and residential projects. Proven track record in managing new construction, additions and renovations of

projects from design through construction and closeout, completing projects on time and on budget. Skilled in:

- \* Development of scope of work
- \* Budgets and timelines
- \* Selection of design team
- \* Coordination of design process
- \* Design constructability review
- \* Management of bid / award process
- \* Oversight of project execution
- \* Conflict resolution

#### CONSTRUCTION / FACILITIES PROJECT MANAGEMENT EXPERIENCE

City of Boston, Boston, MA 2013 - 2014  
Project Manager II, Property and Construction Management Department  
(The Property and Construction Management Department manages building projects ranging from \$200K to \$10M.)

- \* Provided management and oversight of \$400K - \$1.5M envelope and interior restoration for three community center projects.
- \* Managed replacement of \$350K heating systems in two Boston Centers for Youth and Family.
- \* Ensured compliance with public procurement practices for designers and contractors.
- \* Acted as member of designer's selection team.

Roman Catholic Archdiocese of Boston, Braintree, MA 1994 - 2013  
Senior Engineering Consultant / Project Manager, Facilities Management Department

(The Archdiocese facilities department manages all capital construction projects for all parishes throughout the metropolitan Boston area. Project size ranges from \$50K to \$7M.)

- \* Simultaneously managed up to six major construction projects for churches, schools, parish centers and rectories in all phases of planning, design, budgeting and construction.
- \* Customized each parish's needs through collaboration and coordination with architects, engineers and consultants.
- \* Determined requirements related to building codes, handicap accessibility and energy efficiency.
- \* Evaluated bids for building improvements designed in-house and by architects; participated in value engineering process.
- \* Conducted scheduled meetings to review project status, develop punch lists and commission projects. Ensured quality and safety standards were met by contractors.
- \* Reviewed and approved design team and construction contractor applications for payment.
- \* Managed and completed multiple electrical and HVAC projects following all related environmental safety requirements.
- \* Specified, field observed and completed major exterior envelope restoration of multiple parish buildings. Envelope restoration of St. Mary of the Nativity formally recognized in 2008 by the

Brookline Historical Society.

\* Collaborated with designers to obtain special variances from state agencies on behalf of the parishes.

#### ADDITIONAL EXPERIENCE

Freelance Architect, Greater Boston Area

\* Provided architectural design services for private clients and several architectural firms. Projects included design of new homes, additions and renovations as well as assisting in the

completion of construction documents for elementary school renovation project.

MFPA, Inc., Natick, MA

Designer / Project Manager

(MFPA specialized in medical facilities design.)

\* Designed and completed construction documents for new playground and existing playroom at Tufts Medical Center Floating Hospital for Children.

\* Developed design, construction documents and construction administration for 12,000 square feet of new offices expansion space at American Red Cross Facilities in Dedham, MA. Also performed

redesign and alteration of three laboratories for a total of 6,000 square feet.

\* Designed and oversaw renovation of four-bed unit and new offices for Nuclear Medicine Department at Boston Children's Hospital.

Laurence L. Rubin, Architect, Wellesley, MA

Associate Architect

(Projects included private homes, commercial and public works.)

\* Assisted project architect in developing and completing construction document drawings for architectural phase of a park structure in the state of Connecticut.

\* Participated in the design for a pavilion and waiting station at the ferry boat pier at Logan Airport (MassPort).

#### EDUCATION

Massachusetts Certified Public Purchasing Official Program, Boston, MA

\* Certificate in Design and Construction Contracting

\* Certificate in Public Contracting Overview

Harvard University, Graduate School of Design, Professional Development Program, Cambridge, MA

\* Certificate in Advanced Training in ADA Standards, UFAS, and the Fair Housing Amendments Act

\* Certificate in Renovation and Adaptive Reuse of Older Buildings

Wentworth Institute of Technology, Boston, MA

\* Courses in AutoCAD technology and drafting

Damascus University, Damascus, Syria

\* Bachelor's Degree in Architecture - Cum Laude

#### PROFESSIONAL AFFILIATIONS

Associate Member, American Institute of Architects, Boston, MA 1995 - present

Associate Member, Boston Society of Architects, Boston, MA 1995 - present

CPC staff note for April 2015 proposal:  
This is the latest version of the CIP to list this project.

FY2014-2018 CIP by Priority		Overall Condition input	% Life Left as input	CONSEQUENCES OF FAILURE (IF NOT IMPLEMENTING PROGRAM) RATINGS AND WEIGHTS -- 0 (No Impact) to 10 (High Impact)							
		Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight
**Revised schedule of projects: Includes all new projects as of April 17, 2013		2	1	9.0	6.0	8.0	10.0	5.0	7.0	6.0	6.0
Priority	Project Title	Overall Condition 0: Worse to 10: Best	% Life Left 0: Expired to 100: New	City Operations	Programs / Services	Costs/ Savings Ratio	Codes/ Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision
100	Jackson Homestead - Archives Project	2	0%	2	6	2	6	8	4	2	8

Project Title	% Life Left	City Operations	Programs/ Services	Costs/ Savings Ratio	Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision	Condition Likelihood Failure	% Life Left Likelihood failure
Jackson Homestead - Archives Project	0%	0.32	0.63	0.28	1.05	0.70	0.49	0.21	0.84	0.80	1.00

Project Title	Likelihood of Failure	Conseq. Factor	Risk Factor
Jackson Homestead - Archives Project	0.867	4.53	39.2



May 14, 2015

Joel Feinberg, Chairman  
Community Preservation Committee  
Newton Planning & Development Department  
Newton City Hall, 1000 Commonwealth Avenue  
Newton, MA 02459

Dear Mr. Chairman:

I am writing to voice my strong support for the Historic Newton/Jackson Homestead Archives, Fire Suppression and Accessibility Project.

As a member of the joint board for the past twenty years, I have witnessed, together with my fellow trustees, board members, museum staff, and volunteers, the impressive evolution of this institution. The Newton History Museum at The Jackson Homestead is an accredited, nationally recognized museum and we are fortunate to have such an important, culturally rich civic resource in our community. The Jackson Homestead plays an important role in the City's school curriculum, serves the community in numerous, diverse ways, and is widely recognized as being an important part of the region's historical legacy with a collection dating back three centuries. It is emblematic of the many reasons Newton is a great place to grow up, live, work, play, and retire.

Moving forward, improved access for persons with disabilities and fire suppression to protect its staff, its visitors, collections, and structure are fundamental to the Homestead's operation, as is the proper, accreditation-level, climate-controlled conservation of the museum's unique historical archives. The requirements to meet these obligations are fully addressed in the well-conceived proposal before you.

The City of Newton, through its Public Buildings Department, has put a strong, capable management team in place. Likewise, Historic Newton's director Lisa Dady and the history museum's dedicated staff, together with the joint board, are fervently committed to bringing this project to a successful completion.

The Jackson Homestead is 206 years old. Like the museum and its programs, the scope of this project has evolved, and, while this has taken time to emerge, the objective is clearly defined and readily attainable: to protect, improve, and preserve this cherished resource for our citizens now and for at least the next 200 years. I know we share this goal to protect this resource for the City and the Commonwealth. On behalf of the entire project team, I thank you and all the members of the Community Preservation Committee for your insights, questions, sage advice, and support.

Sincerely yours,

A handwritten signature in black ink that reads "Harry O. Lohr, Jr." in a cursive style.

Chairman  
Board of Trustees  
The Jackson Homestead

Harry O. Lohr, Jr.  
157 Cherry Street  
West Newton, MA 02465  
617.244.6646  
[harrylohr@verizon.net](mailto:harrylohr@verizon.net)