

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 or contact:

Lara Kritzer, Community Preservation Program Manager

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

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.

Project TITLE	Jackson Homestead Basement Rehabilitation		
Project LOCATION	Full street address (with zip code), or other precise location. 527 Washington Street Newton, MA 02458		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Lisa Dady, Director, Jackson Homestead, Historic Newton	ldady@newtonma.gov	617-796-1451
Other Contacts	Josh Morse, Commissioner of Public Buildings, City of Newton	jmorse@newtonma.gov	617-796-1608
Project FUNDING	A. CPA funds requested: \$1,000,000	B. Other funds to be used: \$44,107	C. Total project cost (A+B): \$1,044,107
Project SUMMARY	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 The gallery is obsolete and requires redesign and renewal to meet contemporary standards of collection preservation, museum display, and public engagement.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.

Project TITLE		Jackson Homestead	
USE of CPA FUNDS		HISTORIC RESOURCES	
CHECK ALL THAT APPLY	Preserve	X	
	Rehabilitate/ Restore	X	
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , 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>The CPA plan calls out “special public resources and public-private partnerships: publicly or privately owned assets that benefit all Newton residents & neighborhoods,” as a priority. As <i>the</i> history institution for all of Newton this site is a special public resource.</p> <p>Capital Improvement Plan (CIP) – 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>			
COMMUNITY CONTACTS	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.		
	Name & title or organization	Email	Phone
	Josh Morse Commissioner of Public Buildings City of Newton	jmorse@newtonma.gov	617-796-1608 52 Elliot St. Newton MA 02461
	Russel Feldman, AIA, NCARB Principal Emeritus TBA Architects, Inc.	RFeldman@tbaarchitects.com	617 429-5033 9 Damonmill Square, Suite 5C Concord, MA 01742
	Lawrence Bauer, AIA Schwartz / Silver Architects	lbauer@sbgarch.com	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.

Project TITLE	Jackson Homestead Basement Rehabilitation	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
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
D. TOTAL USES (should equal C. on page 1 and E. below)		\$1,044,107
Sources of Funds	Status (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
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,044,107
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
		\${amount}
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\${amount}
Sources of Funds		
		\${amount}
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\${amount}
Project TIMELINE	Phase or Task	Season & Year
See Attachment		

Project TITLE			
↓ Check off submitted attachments here.			
REQUIRED.	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	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.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development pro forma/capital budget: 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)	
		Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	X	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plan, floor plans & elevations	
		Materials & finishes: highlight “green” or sustainable features & materials	
		Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.		LETTERS of SUPPORT	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 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.

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

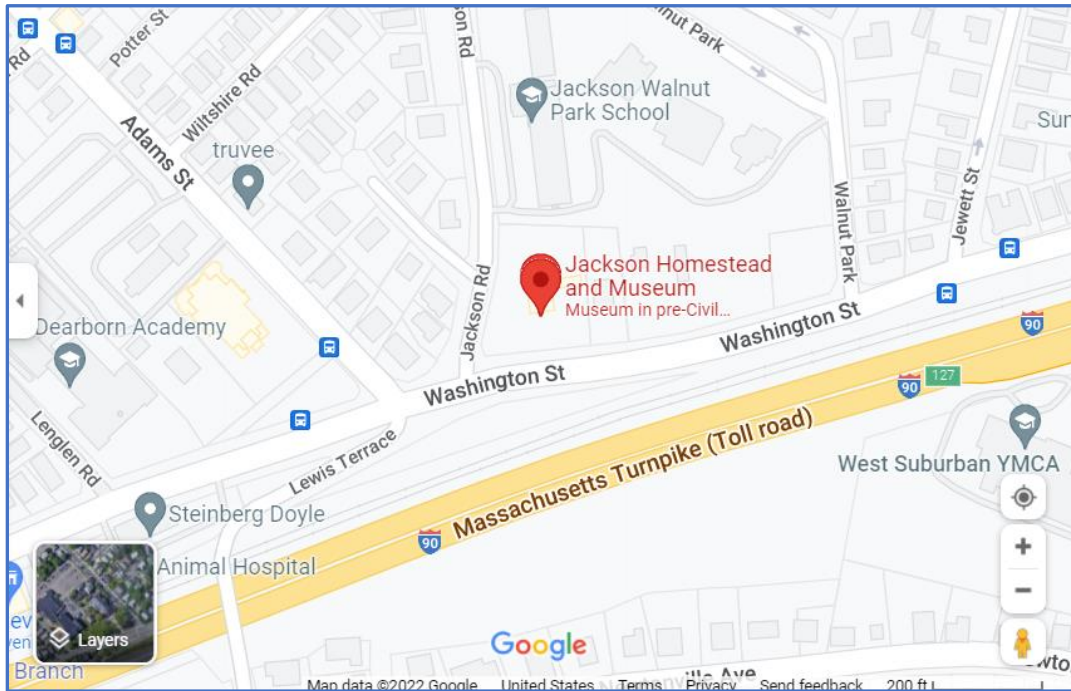
<u>Activity</u>	<u>Months</u>	
Preapplication Approval, Design & Engineering	1	
Application, Design & Engineering	3	
Application Approval, Award of Funds	2	
Contract Design Solicitation (including RFQ preparation)	4	
Contract Award, Signed	1	
Preliminary Design & Engineering	5	
CPC Application, Construction	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
Total Project Timeline, from start to finish:	37	months

Project

Historic Newton - Jackson Homestead Basement Rehabilitation

TITLE

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