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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
Total Project Funds			\$75,000

www.newtonma.gov/cpa

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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 Standards 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#!/>