

Community Preservation Committee Town of Arlington CPA Funding


Project Title Historic Preservation of the Jason Russell House

Applicant/Contact Person George H Parsons, Jr

Organization Arlington Historical Society

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Signature  Date February 21, 2016

CPA Category (check all that apply): Community Housing Historic Preservation Open Space Recreation

Amount Requested \$35,000 Total Project Cost \$35,000

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. Goals: What are the goals of the proposed project?

The goals of the project consist of two main elements.

The first is urgently needed historic preservation of the Jason Russell House (JRH). This entails replacement of fascia, soffit, gutters and clapboards that have been compromised due to weather and rot. In addition, bricks in the central chimney are loose and the entire chimney needs to be rebuilt. Lastly, mortar in the fieldstone foundation is crumbling and needs to be replaced.

The second element of the project is an architectural/engineering study to determine what is required to stabilize the structure of the JRH for periods of 25 years, 50 years and 100 years to preserve this historical and architectural treasure for future generations.

See Attachments 1 and 2.

Attachment 1 is a letter report from the engineering firm of Simpson, Gumpertz and Heger (SGH) regarding their findings on the Jason Russell House and some plans on how to remediate the sill and foundation issues and suggestions for future work.

Attachment 2 is the C.V. of Matthew Bronski, P.E. who is the architect who prepared this letter report.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

The JRH is one of the historic treasures of Arlington. Very few other towns in the US have a structure that played a direct role in the earliest days of the American Revolution and is still standing today. Structures that are this old require careful restoration. JRH is identified in the Arlington Master Plan as an important historical resource. (Arlington Master Plan, Your Town, Your Future, Adopted February 4, 2015, pages 113 and 121). It played a critical role in the first major Battle of the Revolutionary War, as the British Army retreated from its failed foray into Lexington and Concord.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

The Arlington Historical Society which owns and operates the JRH has an active membership list of approximately 220 members, the majority of whom are Arlington residents. The Society maintains an active presence in the Community with guided tours of the JRH for all third graders in the Arlington and Arlington Catholic school systems and has done so for decades. Visitors from Arlington and all over the US and overseas visit the JRH annually for guided tours on summer weekends. In 2015 we hosted more than 507 visitors and conducted more than 130 tours of the JRH. The Society has also hosted Minutemen reenactments of the events of April 19th, 1775 on the lawn of the JRH and provides space for exhibitions of colonial era crafts such as ice harvesting and wooden tool making during Town Day. Most recently we provided space on the lawn of the JRH for a mastodon two dimensional sculpture that was illuminated during the evening in the holiday season.

Please see attached letters of support from Mr. Denny Conklin of the School Department and a personal letter of support from Ms. JoAnn Robinson who is member of both the Historical Commission and the CPC. Additional letters of support have been requested from the Historic District Commission and the Board of Selectmen.

Attachment 3 is Mr. Conklin's letter

Attachment 4 is Ms Robinson's letter

Attachment 5 is blank at this writing

Attachment 6 is blank at this writing

4. Project Documentation: Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

See attached CMC estimate for fascia boards, gutters and soffits.

Attachment 1 SGH Letter Report and Attachment 7 CMC estimate

5. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?

Preservation work on the gutters, chimney and foundation could be started in Q3 2016 and completed by the end of Q4 2016. The architectural/engineering study would run concomitantly.

6. Credentials: How will the experience of the applicant contribute to the success of this project?

See attached resume for Matthew Bronski (Attachment 2). We cannot guarantee that he will do this work due to some issues with the co-pending Massachusetts Preservation Fund grant requirements, but he represents the caliber of professional we expect to involve in the project.

7. Budget: What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

Gutter work: Deposit of \$3300

Midway payment of \$3000

Completion payment of \$3700

Chimney Work Deposit of \$2000

Midway payment of \$1500

Completion payment of \$1500

Foundation Work Deposit of \$2000

Midway payment of \$1500

Completion payment of \$1500

Engineering Feasibility Study

Deposit of \$5000

Midway payment of \$5000

Completion payment of \$5000

8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

We are preparing a Massachusetts Preservation Projects Fund grant. If we are successful, it would be issued at about the same time as the CPA grant.

9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?

The Arlington Historical Society will take responsibility for ongoing maintenance.

10. Impact on Town Budget: What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

No impact on the Town's Operating Budget is anticipated. No capital projects need be completed.

Additional CPA grant funding will be applied for in subsequent years to execute the longer term stabilization of the JRH.

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

1. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

We are currently working with an attorney, Mary Winstanley O'Connor, to get a copy of the deed, but www.masslandrecords.com lists a deed for the property as belonging to the Arlington Historical Society in Book 07811, page 289 dated October 10, 1951. It is document #7811243.

2. Deed Restrictions: In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.

We are also working with Ms. O'Connor on this document as well. As a Historical Society, preservation of the Jason Russell House for future generations is embedded in our Mission Statement

3. Acquisitions: For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

None

4. Feasibility: Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

In a telephone discussion with Mr. Richard Vallarelli, the Town Building Inspector, no issues that would prevent issuance of a building permit were identified. See Attachment 8

Attachment 8 is a print out of a confirmatory email sent to Mr. Vallarelli

5. Hazardous Materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

One of the Board Members of the Arlington Historical Society, Dr. Paul Fennelly is a recognized expert in Environmental Science , Pollution Control , and Soil and Groundwater Remediation . Dr. Fennelly has toured the House and has seen no indication of hazardous materials being stored on site , and he has seen no indication of hazardous materials being present as a result of spills , leakage , or other activities at the site. Dr. Fennelly has seen nothing in the JRH that would require remediation.

6. Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

See Amendment 8

7. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

None

8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

See Attachments 1 and 2

9. Further Attachments: Assessor's map showing location of the project.

See Amendment 9 An Assessor's map showing the JRH and surrounding property

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.