

# Community Preservation Committee Town of Arlington

## CPA Funding – FY2019 Final Application

One (1) electronic copy and three (3) hard copies of the completed [Application](#) must be submitted to the CPAC **by Friday, December 8, 2017 in order to be considered for the 2018 Annual Town Meeting**, with the electronic copy sent to [AFidalgo@town.arlington.ma.us](mailto:AFidalgo@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

**Project Title** \_\_\_\_\_ Historic Preservation of the Jason Russell House \_\_\_\_\_

**Applicant/Contact Person** \_\_\_\_\_ George Parsons \_\_\_\_\_

**Organization** \_\_\_\_\_ Arlington Historical Society \_\_\_\_\_

**Mailing Address** \_\_\_\_\_ 7 Jason Street, Arlington, MA 02476 \_\_\_\_\_

**Telephone** \_\_\_\_\_ 617 823 7259 \_\_\_\_\_ **E-mail** \_\_\_\_\_ ghparsons@msn.com \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_ 12/8/17 \_\_\_\_\_

CPA Category (*select one*):

Community Housing       Historic Preservation       Open Space       Recreation

**Amount Requested** \_\_\_\_\_ \$78396 \_\_\_\_\_

**Total Project Cost** \_\_\_\_\_ \$260,000 (through 2024) \_\_\_\_\_

**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 goal of this project is the continued preservation of the historic Jason Russell House (JRH). This house was built in 1745 by an ordinary farmer, Jason Russell, and was a witness house in the first battle of the American revolution. Jason and 11 of his neighbors died defending the house and the cause of American independence. British bullet holes are still visible in the house today.

CPA funds in the amount of \$35,000 were previously applied for in February of 2016 and were granted in October of 2016. \$15,000 of that grant matched by \$15,000 from the Massachusetts Preservation Project Fund grant funded a Condition Assessment and Preservation Plan (CA&PP) for the JRH under the direction of Patrick Guthrie, the same architect who oversaw the preservation of the Whittemore-Robbins Carriage House. The successful completion of the CA&PP led the Massachusetts Historical Commission (MHC) to suggest that the Arlington Historical Society apply for another grant to fund the restoration activities scheduled in the CA&PP for 2017. The Society was subsequently awarded an additional grant in the amount of \$25,000 from the MHC in June of 2017. This funding together with the \$20,000 from our original CPA grant and \$17,000 from the Society's own funds, has enabled AHS to replace the rotted north sill and the fallen gutter on the east side of the JRH, to repoint the foundation under the north sill, to provide enhanced storm water drainage and to do strategic tree work. These activities should be completed by December of 2017.

The CA&PP lays out a comprehensive plan for restoration and maintenance of the JRH for the next ten years and does so in yearly increments. Restoration work scheduled for 2018 include framing examination and insect treatment of the west wall sills, historic window restoration, foundation repair under the west sills, ceiling restoration in the store room and caretaker's cottage bedroom, fire and sprinkler upgrades and electrical upgrades in the caretaker's cottage bathroom.

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). The JRH is also listed in the recent inventory of cultural assets in the Town. <https://www.arlingtonma.gov/departments/planning-community-development/cultural-planning/cultural-district>

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

This is a listing of the Letters of Support solicited for this project. Copies of the actual letters can be found in Appendix A “Letters of Support”.

1. Letter of Support from Joe Curro, Chair, Board of Selectmen, Town of Arlington
2. Letter of Support from JoAnn Robinson, Chair, Historical Commission, Town of Arlington
3. Letter of Support from Steve Makowka, Chair, Historic Districts Commission, Town of Arlington
4. Letter of Support from Jeff Thielman, Chair, School Committee, Town of Arlington
5. Letter of Support from Beth Locke, Executive Director, Arlington Chamber of Commerce
6. Letter of Support from Paul Holtz, Co-Director of Grants, Massachusetts Historical Commission
7. Letter of Support from BJ Dunn, Superintendent, Minuteman National Historical Park

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

We are working directly from the above referenced CA&PP . The CPC has at least one and perhaps two copies of this document and it is also available online at:

<http://www.arlingtonhistorical.org/wp-content/uploads/2017/05/2017-0509-final-formatted-report-2.pdf>

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

A timeline:

1. Funds are awarded in April 2018 and available 1 July 2018
2. Contract with Design Associates/Patrick Guthrie by 15 July 2018
3. Request for Proposal for restoration work by 15 August 2018
4. Selection of contractor by 15 September 2018 (MHC concordance may delay this)
5. Contract with contractor by 30 September 2018
6. Apply for necessary building permits and board approvals 1 October 2018
7. Actual restoration work begins 1 November 2018
8. Work completed by 1 December 2018 (restorative painting may be delayed until Spring 2019)

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

The Arlington Historical Society has been the steward of the JRH since its acquisition in 1923 and has faithfully maintained this historic treasure for the people of Arlington and indeed the whole United State since that time.

More recently Society members, George Parsons, Trustee and Paul Fennelly ,Board Member, have been requested to assist with other historic preservation activities in the Town such as a CPA grant funded CA&PP for the Old Burying Ground in Arlington and as members of the Scenic Byways Committee. George is also on the Historic Resources Inventory committee.

We have also been privileged to work with Patrick Guthrie of Design Associates on the JRH. Patrick, as mentioned earlier was involved in restoration of the Whittemore-Robbins Carriage House. A biographical sketch appears at: <http://www.design-associates.com/about-us/team/patrick-guthrie/>.

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.)

The budget for this project is \$78396 and this includes a 20% contingency line. We are working on a house built in 1745 and this percentage seemed reasonable. It also includes funding for Architectural and Engineering oversight as we had on the earlier phase of this work. A detailed budget with specific line items can be found in Appendix B.

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 will be applying for Massachusetts Preservation Project Funds (MPPF) in March of 2018 in the amount of \$29,238 which is the maximum that they would be willing to fund in a 50% match. MPPF will not fund architectural and engineering oversight. If we are successful in this grant, we will refund CPA monies in that amount. While we have been successful in getting two earlier MPPF grants totaling \$40,000, past performance is no guarantee of future success.

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

The JRH has always been maintained out of operating funds managed by the Arlington Historical Society. The CA&PP has called out an enhanced maintenance schedule and we are seeking additional funding from the State via Representative Sean Garbally's office and from Arlington's Community Development Block Grant program. The latter

was suggested by Selectman Kevin Greeley during a presentation to the Board of Selectmen on restoration of the JRH on September 11, 2017.

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 effect on the Town's Operating Budget.

**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.

Deeds were submitted in our earlier CPA application in 2016 and have not changed. In addition, the Perpetual Deed Restriction cited in the next section has an Exhibit A that lists all of the relevant deeds, with excerpts and the Middlesex South Registry of Deeds with book and page numbers.

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 CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.

The Perpetual Historic Preservation Restriction with Massachusetts Historical Commission appears as Appendix C. It has been signed by both AHS and MHC and notarized. It is pending registration.

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.

None

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.

We will need approval from the Town Building inspector for renovations, but since we were granted approval in 2017 for current renovations, no problems are anticipated. The building permit will be needed by 1 November 2018.

The current building card appears as Appendix D

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.

The Arlington Historical Society has a documented track record of doing restoration within the Secretary of the Interior's Guidelines

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

9. **Further Attachments:** Assessor's map showing location of the project. The Assessor's Map appears as Appendix E. An additional map of the property is Exhibit B in the Perpetual Preservation Restriction Appendix C, page 14

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
<b>DEFINITIONS</b> (G.L. c. 44B, § 2)	<b>Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use</b>	<b>Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town</b>	<b>Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field</b> <b>Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.</b>	<b>Housing for low and moderate income individuals and families, including low or moderate income seniors</b> <b>Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income</b>
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	<b>Yes, includes funding for community's affordable housing trust</b>
<b>REHABILITATION AND RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Grant Application

Appendix A  
Letters of Support

Appendix B  
Budget

Appendix C  
Pres Restriction

Appendix D  
Building Permit

Appendix E  
Assessor's Map





## Restoration of the Jason Russell House

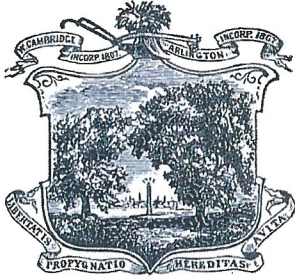
A Community Preservation Act Grant Proposal

Respectfully submitted to the Town of Arlington

December 8<sup>th</sup>, 2017

By the Arlington Historical Society

7 Jason Street, Arlington, MA 02476



## ARLINGTON HISTORIC DISTRICT COMMISSIONS

Carol Greeley, Executive Secretary  
c/o Department of Planning and Community Development  
Town Hall Annex - First Floor  
730 Massachusetts Avenue  
Arlington, MA 02476

December 4, 2017

Eric Helmuth, Chair  
Community Preservation Committee  
Town of Arlington  
730 Mass Avenue  
Arlington, MA 02476

**Re: AHDC Support of CPA Application for Historic Preservation of the Jason Russell House**

Dear Mr. Helmuth,

As Chair of the Arlington Historic District Commissions, I am writing to communicate the support of the AHDC for the Arlington Historical Society's Community Preservation Act grant application to fund tasks identified by the recently completed Condition Assessment and Preservation Plan (CA&PP) for the Jason Russell House.

The Jason Russell House is located in the Jason/Gray Historic District and thus falls under AHDC jurisdiction. The recently completed CA&PP provides a roadmap and prioritization of the most pressing restoration and rehabilitation needs of the structure. The AHDC strongly supports the allocation of funds to address the significant issues identified in that report which threaten what is perhaps one of the most historically significant individual structures remaining in the town today.

Sincerely,

  
Stephen Makowka  
Chair, AHDC

cc: Adam Chapdelaine Town Manager  
JoAnn Robinson Chair AHC  
George Parsons Trustee Arlington Historical Society  
Carol Greeley AHDC Executive Secretary  
John Worden AHDC Secretary

November 8, 2017

Eric Helmuth, Chair  
Community Preservation Committee  
Town Hall  
730 Massachusetts Avenue  
Arlington, MA 02476

RE: Jason Russell House Restoration

Dear Eric,

I am writing to express our support of the application for the grant by The Arlington Historical Society for the restoration and maintenance to preserve the Jason Russell House, which is a historical treasure for the people of Arlington. These renovations and restorations will help to preserve this important Arlington landmark. Historical sites like the Jason Russell House are a very important part of the town of Arlington, the community, and the local businesses.

This significant historical landmark attracts visitors and tourists to Arlington and in turn is a valuable asset to our business district, especially in Arlington Center. This historical house was originally built in 1740 and is part of the National Register of Historic Places. It is an essential part of the Arlington's history and the American Revolution.

The funds from the CPA grant would be used for many important renovations to the Jason Russell House, including reconstruction of the bulging north wall, replacement of a missing gutter, repointing of the foundation under the north wall, strategic tree work, restoration needed in the examination of the foundation on the west side of the Jason Russell House, restoration of the historically significant windows, restoration of the ceilings, and upgrades to the sprinkler and fire alarms, all at the Jason Russell House. These renovations are most important to the overall preservation of the Jason Russell House for the next ten years.

I hope you will consider this grant request to preserve and restore The Jason Russell House, a key and vital part of Arlington History and American History, located in Arlington Center.

Sincerely,

Beth Locke  
Executive Director, Arlington Chamber of Commerce

THE ARLINGTON HISTORICAL COMMISSION  
WHITTEMORE ROBBINS HOUSE  
ARLINGTON, MASSACHUSETTS 02476  
Menotomy • 1635 West Cambridge • 1807 Arlington • 1867

---

December 4, 2017

Eric Helmuth  
Chair, Arlington Community Preservation Committee  
Arlington Town Hall  
730 Massachusetts Avenue  
Arlington, MA 02476

**RE: Jason Russell House, 1173 Massachusetts Avenue, Arlington  
Community Preservation Grant, 2018**

Dear Mr. Helmuth,

This letter is written to express the Arlington Historical Commission's full support for the Arlington Historical Society application for an Arlington Community Preservation Act grant.

Since the first CPA grant was awarded in October of 2016, a Condition Assessment and Preservation Plan (CA&PP) for the Jason Russell House has been completed. This document details what must be done in restoration and maintenance to preserve this historical treasure for the people of Arlington.


The current grant request for \$78,000 would pay for architectural and engineering oversight and restoration projects. The tasks are taken directly from the CA&PP generated above for restoration needed in 2018 and include examination of the foundation on the west side of the JRH, restoration of historically significant windows in the JRH, restoration of ceilings and upgrades to sprinkler and fire alarms.

The Jason Russell House, built in 1740, is an important landmark in the Town. It is the site of one of the earliest skirmishes in the Revolutionary War. As the British retreated from Lexington and Concord back to Boston, battling the Minutemen all the way, they shot and bayoneted Jason Russell at his house. Eleven other Minute Men, who had gathered in Arlington, also lost their lives there on April 19, 1775.

The Arlington Historical Society, a non-profit corporation organized in 1897, acquired the Jason Russell House in 1923. The house is on the State and National Register of Historic Places. It is possibly the most important historic resource in the Town of Arlington. The Society opens the Jason Russell House to school groups throughout the year and to visitors every weekend from Patriot's Day to Columbus Day in the summer.

The Commission appreciates your consideration of the grant request for preserving this important and highly visible historic building, which visitors from all over the world enjoy.

Thank you for the opportunity to express support for this important project.



JoAnn Robinson

Chair, Arlington Historical Commission

*November 10, 2017*

*Eric Helmuth, Chair  
Community Preservation Committee  
Town Hall  
730 Massachusetts Avenue  
Arlington, MA 02476*

*Dear Mr. Helmuth,*

*The Arlington School Committee members deeply appreciate the labor of the Arlington Historical Society in the continuous restoration and maintenance to preserve the historical Jason Russell House for the community of Arlington.*

*This letter is to show our appreciation of their accomplishments and during our regular School Committee meeting on Thursday, November 9, 2017 the committee members unanimously voted in the affirmative to support the request of the Arlington Historical Society to apply for a CPA grant for the restoration needed in 2018 to continue the work on the Jason Russell House.*

*We thank the Community Preservation Committee in advance for all you do for the people of Arlington and for considering the grant application to preserve the Jason Russell House.*

*Sincerely,*

*Mr. Jeff Thielman, Chair  
Arlington School Committee*

*CC: George Parsons, PH.D.  
School Committee members*

*JT: kmf*

21 Millett Street  
Arlington, MA 02474-2113  
November 30, 2017

Eric Helmuth, Chair  
Community Preservation Committee  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Dear Chairman Helmuth,

As the Community Preservation Committee takes up its consideration of applications for CPA funding and develops recommendations to the 2018 Annual Town Meeting, I would like to commend to you and the committee two projects: one in the historical preservation category and one in the outdoor recreation category.

The Arlington Historical Society has applied for funding to help them to complete vital restoration work and to make safety improvements to the Jason Russell House. This funding will leverage previous CPA funding, as well as State funds and private donations, to ensure that this most valued of Arlington's historical assets endures into the future. The Jason Russell House has played an important role in educating our students and has been at the center of our tourism promotion efforts. As a member of the Board of Selectmen, I was privileged to hear a presentation by Society representatives of work performed to date on the structure, and I look forward to the full realization of this project with CPA support.

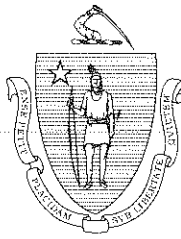
The School Department has applied for CPA funds to assist in its planning of outdoor spaces at the Hardy School. This work is necessitated by the exploding enrollment at the school. As a member of the School Enrollment Task Force, I was party to the decision to recommend the construction of an addition to the Hardy School to accommodate projected large increases in the number of students there. While our discussions centered on the provision of adequate classroom space and some of the common area needs of the building itself, it is essential that attention be paid to outdoor play areas, too. This need is exacerbated by the fact that a planned building addition will encroach on existing play space. CPA support for this project will benefit not only the school, but also the surrounding community. As a rare example of a school building which does not abut Park and Recreation property, I see this expenditure of funds as highly appropriate.

Thank you very much for the work that you and your colleagues do to make the Community Preservation Act such a success in Arlington. As the former co-chair of the ballot initiative that led to its adoption, I can say with great confidence that you have exceeded the expectations for this program, and I wish you all the best for future successes.

Respectfully,

A handwritten signature in black ink, reading "Joseph A. Curro, Jr." in a cursive style. The signature is written in a fluid, connected script with a prominent initial "J" and a distinct "A" and "C".

JOSEPH A. CURRO, JR.



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 4, 2017

Eric Helmuth, Chair, Community Preservation Committee  
Town Hall  
730 Massachusetts Avenue  
Arlington, MA 02476

RE: Jason Russell House

Dear Mr. Helmuth:

This letter is written to express the Massachusetts Historical Commission's (MHC) support for the Arlington Historical Commission's application to the Arlington Community Preservation Committee (CPC) for grant funding for the Jason Russell House. If awarded, this Community Preservation Act (CPA) grant will help to fund an examination of the foundation on the west side of the Jason Russell House, restoration of historically significant windows, restoration of ceilings, and upgrades to sprinkler and fire alarms. The grant funding will also cover architectural and engineering oversight of the project. This project will total approximately \$78,000.

The Jason Russell House, a Georgian period vernacular farmhouse built circa 1740, is nationally and locally distinctive as the site of the most intense fighting between retreating British soldiers and local civilians on April 19, 1775. The property was individually listed on the National Register of Historic Places in 1974, was listed as a contributing property to the Arlington Center National Register Historic District and included in the Arlington Multiple Resource Area in 1985, and included in the Jason Gray Local Historic District in 1998. A ten-year preservation restriction was recorded on the property on March 16, 2017 and a perpetual preservation restriction will be recorded on the property as a condition of MHC's MPPF development grant, illustrating the Arlington Historical Society's commitment to the ongoing preservation of the Jason Russell House.

In 2016, MHC awarded the Arlington Historical Society a Round 22 MPPF grant which helped to fund a comprehensive conditions assessment and prioritized treatment plan for the Jason Russell House. In 2017, MHC awarded the Arlington Historical Society a Round 23 MPPF grant which helped to fund the highest priority repairs identified in the assessment. This work, currently underway, includes the reconstruction of the bulging north wall, replacement of the missing gutter on the east side of the Jason Russell House, repointing the foundation under the north wall, and strategic tree work. The current request for CPA funding addresses the next highest priority repairs as identified in the conditions assessment and treatment plan.

We welcome this opportunity to provide support for the ongoing preservation of the Jason Russell House.

Sincerely,

A handwritten signature in black ink that reads "Paul Holtz". The signature is written in a cursive style with a large, sweeping "P" and "H".

Paul Holtz  
Historical Architect  
Co-Director Grants  
Massachusetts Historical Commission





IN REPLY REFER TO:

# United States Department of the Interior



NATIONAL PARK SERVICE  
Minute Man National Historical Park  
174 Liberty Street  
Concord, Massachusetts 01742

November 6, 2017

Eric Helmuth  
Community Preservation Committee  
Arlington Town Hall  
30 Massachusetts Avenue  
Arlington, MA 02476

Dear Mr. Helmuth:

Minute Man National Historical Park is pleased to express support for the proposal for financial assistance to the Arlington Historical Society's Jason Russell House preservation project. The project will stabilize and provide for long term preservation and enjoyment of this most historic house connected with the events of April 19, 1775.

The project is taken directly from the Condition Assessment and Preservation Project generated from the first CPA grant awarded in October, 2016. The restoration needed in 2018 includes an examination of the foundation on the west side of the Jason Russell House, restoration of historically significant windows and, restoration of ceilings and upgrades to sprinkler and fire alarms.

We appreciate any support you can provide for this valuable project. The Jason Russell House is listed in the National Register of Historic Places. The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Please do not hesitate to contact me at (978) 318-7811 or by email at [bj\\_dunn@nps.gov](mailto:bj_dunn@nps.gov) if you need any additional information. Thank you in advance for your valuable time and consideration.

Sincerely,

BJ Dunn  
Superintendent

# Budget for Restoration of the Jason Russell House 2018

(Reference Number are taken from the CA&PP)

Framing Inspection and Insect Treatment for West Wall Sills	104	\$3500	\$8000
	103	\$4500	
Window Removal, Reglazing, Wood Repairs, Wooden Storms	106	\$1000	\$17050
	107	\$2250	
	108	\$2250	
	109	\$2250	
	110	\$2250	
	111	\$750	
	206	\$1800	
	207	\$2250	
	208	\$2250	
	Restorative Painting from Sill and Window work	103	
104		\$2500	
Foundation Repair under West Sills	003	\$2500	\$5500
	004	\$3000	
Ceiling Restoration Store Room and Caretaker's Cottage Bedroom	203	\$1680	\$6180
	205	\$4500	
Attic Floor Restoration and Covering	300	\$1200	\$1200
Fire and Sprinkler Upgrades in Caretaker's Cottage	106	\$5000	\$5000
Electrical Upgrades in Caretaker's Bathroom	107	\$900	\$900
Annual Architect Inspection as called for in CA&PP		\$6000	\$6000
Subtotal			\$54730
20% Contingency			\$10946
Architectural and Engineering Oversight			\$12720
<b>TOTAL 2018</b>			<b>\$78396</b>

# Budget for Restoration of the Jason Russell House 2018

(Reference Number are taken from the CA&PP)

<u>Tasks</u>	<u>Reference</u>	<u>Cost</u>	<u>Subtotals</u>
--------------	------------------	-------------	------------------

PRESERVATION RESTRICTION AGREEMENT  
between the COMMONWEALTH OF MASSACHUSETTS  
by and through the MASSACHUSETTS HISTORICAL COMMISSION  
and the Arlington Historical Society

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the Arlington Historical Society, 7 Jason Street, Arlington, Massachusetts 02476, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Jason Russell House thereon as described in the deed dated October 11, 1923, from James A. Bailey to the Arlington Historical Society, recorded with the Middlesex South Registry of Deeds, Book 4667, Page 305; the deed dated October 10, 1951, from Howard S. Cosgrove to the Arlington Historical Society, recorded with the Middlesex South Registry of Deeds, Book 7811, Page 289; the deed dated June 29, 1960, from Ann B. Gibson to the Arlington Historical Society, recorded with the Middlesex South Registry of Deeds, Book 9623, Page 586; the deed dated September 30, 1961, from George W. and Helen L.B. Bowlby to the Arlington Historical Society, recorded with the Middlesex South Registry of Deeds, Book 9901, Page 229; and the deed dated October 30, 1974, from Marguerita MacPhail and Gladys S. MacPhail to the Arlington Historical Society, recorded with the Middlesex South Registry of Deeds, Book 12719, Page 10; and which is located at 7 Jason Street, 0 Lot Jason Street, 0 Lot Massachusetts Ave., an unnumbered lot between 0 Lot Massachusetts and 792 Massachusetts Ave, and 5 – 7 Jason Terrace, Arlington, Massachusetts, 02125, hereinafter referred to as the Premises. The Premises is also described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Premises includes, but is not limited to, the following: the 18<sup>th</sup> century Jason Russell House, a two-and-a-half story, five bay, central chimney, clapboard clad house with subsequent clapboard clad additions including a gabled, central front door vestibule; a 19<sup>th</sup> century lean-to extending west from the original house; a 19<sup>th</sup> century ell extending west from the original house; two single story, eaves fronted connectors to the south; and the one-and-a-half story, eaves fronted, circa 1980 Smith Museum addition further to the south. On the .6 acre parcel are stone walls off the north and east elevations of the Jason Russell House and stone walls along Massachusetts Avenue and Jason Street. A plaque mounted on a low stone is situated just north of the House and commemorates the Reverend Laurence Barber. The premises is also shown as 7 Jason St., 0 Lot Jason St., 5 – 7 Jason Terr., and 0 Lot Mass. Ave. on the MassGIS Tax Parcels Map attached as Exhibit B hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is significant for its architecture, archaeology and/or associations, and was individually listed on the National Register of Historic Places in 1974, was listed as a contributing property to the Arlington Center National Register Historic District and included in the Arlington Multiple Resource Area in 1985, and included in the Jason Gray Local Historic District in 1998, and therefore qualifies for a preservation restriction under M.G.L., Chapter 184, section 32; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. Chapter 184, sections 31, 32, and 33 hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in perpetuity to the Premises.

#### PURPOSE

It is the Purpose of these preservation restrictions to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

#### TERMS

The terms of the Agreement are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (36

CFR 67 and 68), as these may be amended from time to time. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the Purpose of this Agreement. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Archaeological Activities: The conduct of archaeological activities on the Premises, including without limitation, survey, excavation and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the State Archaeologist of the Massachusetts Historical Commission (M.G.L. Ch.9, Section 27C, 950 CMR 70.00).

9. Enforcement: The Commission shall have the right to prevent and correct violations of the terms of this preservation restriction. If the Commission, upon inspection of the Premises, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except where the Commission determines that an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/ or architectural importance of the Premises, the Commission shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Commission may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Premises to a condition that would be consistent with the preservation purposes of the grant from the Massachusetts Preservation Projects Fund and the Massachusetts Historical Commission. In any case where a court finds that a violation has occurred, the court may require the Grantor to reimburse the Commission and the Commonwealth's Attorney General for all the Commonwealth's expenses incurred in stopping, preventing, and/ or correcting the violation, including, but not limited to, reasonable attorney's fees. The failure of the Commission to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

10. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 10, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11<sup>th</sup> day of October, 2017

ARLINGTON HISTORICAL SOCIETY

By: [Signature]  
Name: Stuart Brorson  
Title: President, Arlington Historical Society

COMMONWEALTH OF MASSACHUSETTS

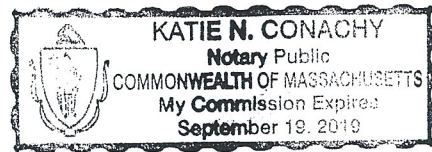
Middlesex, ss.

On this 11<sup>th</sup> day of October, 2017, before me, the undersigned notary public, personally appeared Stuart D. Brorson, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

[Signature]

ID # 528013928  
ID TYPE: MA Driver's license  
Exp: 3/20/2022

Notary Public  
My Commission Expires 9/19/2019





IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of October, 2017

ARLINGTON HISTORICAL SOCIETY

By: Alan Jones

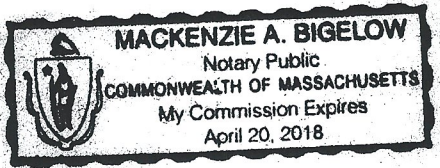
Name: Alan Jones  
Title: Treasurer, Arlington Historical Society

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 26 day of October, 2017 before me, the undersigned notary public, personally appeared Alan Jones, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

MA DL S10076265  
ISS 1-6-13 EXP 2-18-18



Mackenzie Bigelow  
Notary Public Mackenzie Bigelow  
My Commission Expires April 20, 2018

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

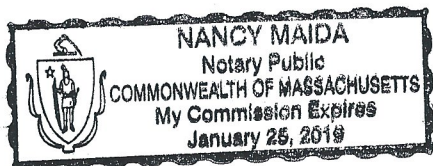
MASSACHUSETTS HISTORICAL COMMISSION

By Brona Simon  
Brona Simon  
Executive Director and Clerk  
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 8<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.



Notary Public

Nancy Maida

My Commission Expires

January 25, 2019

## RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify Paragraph Three of the Terms of the Preservation Restriction Agreement, which deals with alterations to the Premises. Under this Paragraph, prior permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require the Commission's prior review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the Commission, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

### PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

### WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows as well as any level of stained glass window conservation/restoration. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

### EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e., removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the Premises is also considered a major alteration.

### LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or Premises; altering of Premises; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

## WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e., sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

## HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e., dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the Preservation Restriction, such changes must be reviewed by the Commission and their impact on the historic integrity of the Premises assessed.

It is the responsibility of the owner of the Premises (Grantor) to notify the Commission in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the Preservation Restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the Premises, not to preclude future change. Commission staff will attempt to work with Grantors to develop mutually satisfactory solutions, which are in the best interests of the Premises.

**EXHIBIT A**

Legal Descriptions from the five deeds that together  
comprise the Premises

*...bounded southeasterly on Jason Street twenty-six and 85/100 (26.85) feet more or less; northeasterly on land of Wanzer and land of Young one hundred twenty-seven and 28/100 (127.28) feet more or less; northwesterly on land now or formerly of Hartwell seventy-nine and 57/100 (79.57) feet more or less; southwesterly on lot 18 on said plan fifty-seven and 78/100 (57.78) feet more or less; southeasterly again on land of Slack fifty-two (52) feet more or less; southwesterly again on said land of Slack seventy (70) feet more or less. Containing sixty-five hundred and thirty-one (6531) square feet more or less...*

Source: Middlesex South Registry of Deeds, Book 4667, Page 305;

*...Northerly by said Massachusetts Avenue, seventy five and 04/100 (75.04) feet; Southeasterly by said Jason Street, one hundred sixteen and 43/100 (116.43) feet; Southwesterly by land formerly of Bailey and now of the Arlington Historical Society, seventy and 99/100 (70.99); Northwesterly by land of Annie B. Silver Gibson by the center line of a passageway eight (8) feet wide as shown on the plan hereinafter mentioned, ninety-two and 13/100 (92.13) feet; containing seven thousand four hundred (7,400) square feet of land...*

Source: Middlesex South Registry of Deeds, Book 7811, Page 289;

*...Beginning at a stake on the southwesterly side of said Avenue, at land now or formerly of Cutter, thence running SOUTHWESTERLY on said land now or formerly of Cutter, seventy-two and 73/100 (72.73) feet to a stake at land now or formerly of Bailey; thence turning at a right angle and running SOUTHEASTERLY on said land now or formerly of Baily, fifty and 79/100 (50.79) feet to a stake, thence turning at a right angle and running NORTHEASTERLY on other land now or formerly of said Bailey, ninety-two and 13/100 (92.13) feet to a stake on the southwesterly side of Massachusetts Avenue; thence running WESTERLY on said Avenue, sixty (60) feet to the point of beginning. Containing 4,681 square feet of land...*

Source: Middlesex South Registry of Deeds, Book 9623, Page 586;

Beginning at a point on the northwesterly side of Jason Street, one hundred forty-three and twenty-eight hundredths (143.28) feet from the stone bound at the corner of said Jason Street and Massachusetts Avenue, thence running: - SOUTHWESTERLY by said Jason Street, fifty-two (52) feet to land now or formerly of Teel; thence turning and running NORTHWESTERLY by land now or formerly of Teel, seventy (70) feet; thence turning and running NORTHEASTERLY by land now or formerly of James A. Bailey, fifty-two (52) feet; thence turning and running

SOUTHEASTERLY by land now or formerly of James A. Bailey, seventy (70) feet to the point of beginning. Containing three thousand six hundred forty [sic] (3640) square feet of land.

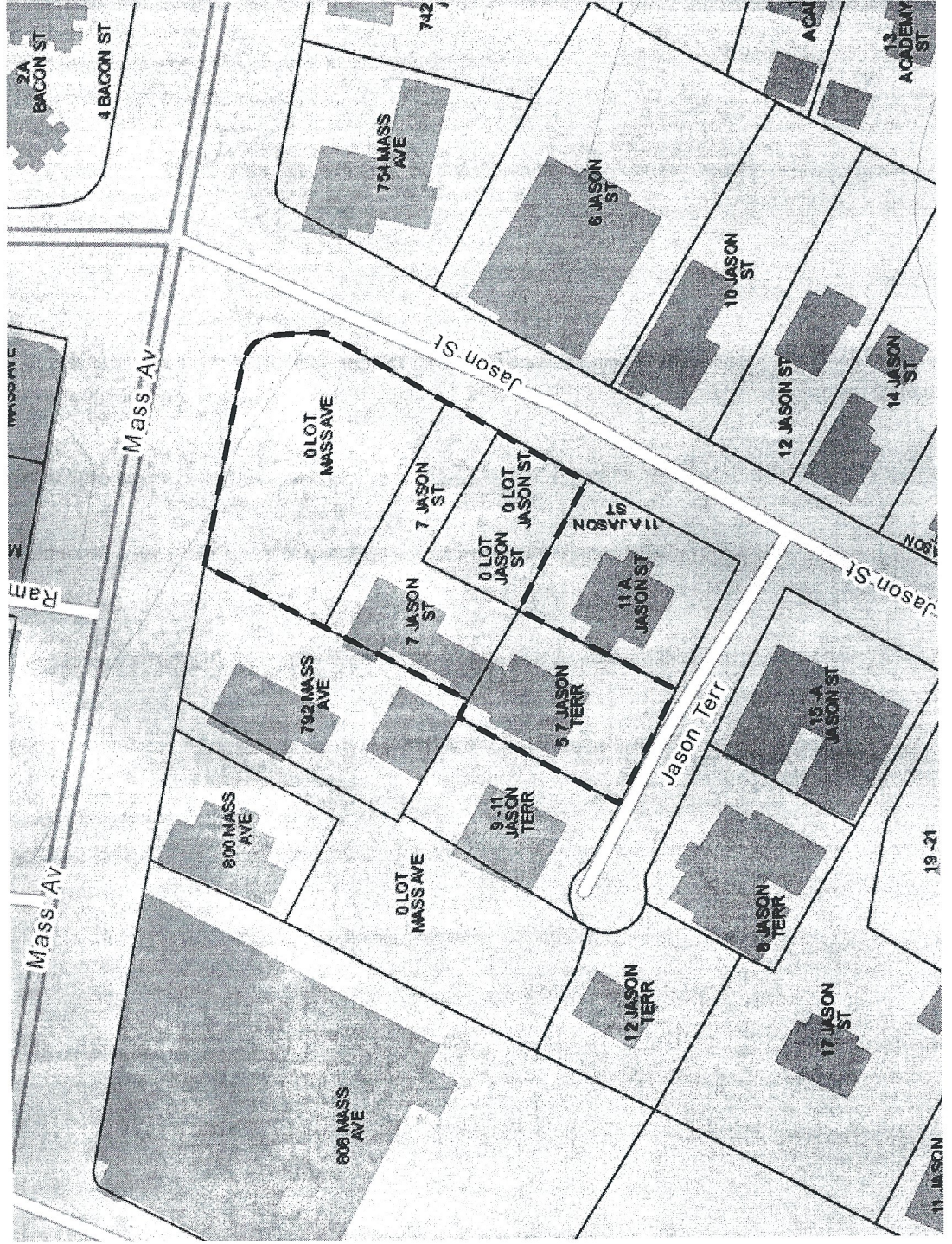
Source: Middlesex South Registry of Deeds, Book 9901, Page 229;

*...on the Northeasterly side of Jason Terrace and more particularly bounded and described as follows: SOUTHWESTERLY by Jason Terrace, fifty-nine and 39/100 (59.39) feet; SOUTHEASTERLY by land now or formerly of Teele, eighty-five (85) feet; NORTHEASTERLY by land now or formerly of Bailey, fifty-nine and 39/100 (59.39) feet; NORTHWESTERLY by land now or formerly of Clare, eighty-five (85) feet. Containing 5048.15 square feet of land, more or less.*

Source: Middlesex South Registry of Deeds, Book 12719, Page 10

**EXHIBIT B**

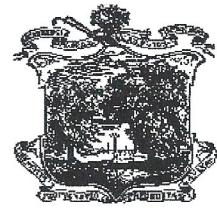
Jason Russell House  
Arlington Historical Commission  
7 Jason St., 0 Lot Jason St., 5 - 7 Jason Terr., 0 Lot Mass Ave.  
Arlington, MA 02476  
Source: MassGIS Tax Parcels Map  
Accessed February 2017



# View Building Permits

**This card must be visible from the street  
and accessible for the inspector to sign.**

# TOWN OF ARLINGTON BUILDING CARD



Job Address: 7 Jason St

Nature of Work: replace rotted wood sill, repointing fieldstone foundation, new wood gutter, install storm drainage

Conditions: \_\_\_\_\_

Building Permit No.: 2017 - 1564

Date Issued: November 22, 2017

Owner: Arlington Historical Societ

Contractor: White Builders

**Inspector must sign all applicable spaces**





BLOCK PLAN NO. 124

## 2018 Proposed Restoration Work on the Jason Russell House

Reference Number refer to specific rooms, windows and subcomponents in the CA&PP

### Framing Inspection and Insect Treatment for West Wall Sills

Reference Number	Costs	
104	\$3,500	
103	\$4,500	
	\$8,000	\$8,000

### Window Removal, Reglazing, Wood Repairs, Wooden Storms

Reference Number	Costs	
106	\$1,000	
107	\$2,250	
108	\$2,250	
109	\$2,250	
110	\$2,250	
111	\$750	
206	\$1,800	
207	\$2,250	
208	\$2,250	
	\$17,050	\$17,050

### Restorative Painting from Sill and Window work

Reference Number	Costs	
103	\$2,400	\$2,400

### Foundation Repair under West Sills

Reference Number	Costs	
003	\$2,500	
004	\$3,000	
103	\$2,500	
	\$8,000	\$8,000

### Ceiling Restoration Store Room and Caretaker's Cottage Bedroom

Reference Number	Costs	
203	\$1,680	
205	\$4,500	
	\$6,180	\$6,180

### Attic Floor Restoration and Covering

Reference Number	Costs	
300	\$1,200	\$1,200

### Fire and Sprinkler Upgrades in Caretaker's Cottage

Reference Number	Costs	
106	\$5,000	\$5,000

### Electrical Upgrades in Caretaker's Bathroom

Reference Number	Costs	
107	\$900	\$900

Annual Architect Inspection as called for in CA&PP \$960

Total	\$49,690		
20% Contingency	\$9,938	\$59,628	MHC Eligible
A&E Oversight	\$12,720	\$29,814	50% Match
<b>Total 2018</b>	<b>\$72,348</b>		