

Community Preservation Act Committee Town of Arlington

CPA Funding – FY2022 Preliminary Application

One (1) electronic copy of the completed application must be submitted to the CPAC no later than **October 12, 2020** in order to be considered for advancement to the final application stage, with the electronic copy sent to JWayman@town.arlington.ma.us.

This PDF form may be completed on a computer using Adobe Reader.

1. General Information

Project Title: Preservation of the Jason Russell House (Continued)

Applicant/Contact: George Parsons

Organization: Arlington Historical Society

Mailing Address: 7 Jason Street, Arlington, MA 02476

Telephone: 617 823 7259 E-mail: ghparsons@msn.com

2. CPA Eligibility (refer to the chart on page A-3)

CPA Category (select one):

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

CPA Purpose (select one):

☐ Acquisition ☐ Creation ☒ Preservation ☐ Support ☐ Rehabilitation & Restoration

3. Budget

Amount Requested: \$248,823 Total Project Cost: \$248,823

Signature  Date 10/11/20

Please complete the project description on the following page

Brief Project Description and Rationale

Include the address/location and current owner of the property, as well as any critical dates.

Describe the benefit of the project to the community. Attach supplemental information (photographs, drawings, documents, etc.) as desired. Include a brief rationale for your responses to the CPA category and purpose checkboxes on the cover page.

Enter your response below this line

The Jason Russell House (JRH) is an architectural and historic treasure in the center of Arlington. It is older than the United States and was a witness house to the events of April 19th, 1775 when the American Revolution started. It is located at 7 Jason Street and has been owned by the Arlington Historical Society since 1922. Our stewardship of the JRH has been aided immeasurably by several generous previous grants from the Arlington Community Preservation Committee and overwhelmingly confirmed each time by Town Meeting. Those grants enabled the Society to successfully apply for and receive additional competitive grant funding from the Massachusetts Historical Commission to further the Society's mission to preserve and share the JRH with the people of Arlington and the world. Each of these previous CPA grants was focused on a specific section of the JRH.

This grant application seeks to preserve the entire house and its contents with a geothermal climate control system. Geothermal climate control takes advantage of the fact that ground water at a depth of several hundred feet is at a constant temperature of about 55 degrees F. For cooling and dehumidification of the air in the summer, this lower temperature water is pumped to the surface and used to lower the temperature of the air in a building fitted with a geothermal climate control system and to remove excess moisture. In the winter, the same 55 degree F water is used to provide heating by extracting heat from the water. No fossil fuels are burned on site to provide either heating or cooling. Electricity which is increasingly generated by renewable source is used instead.

EnergySmart Alternatives which is located in Medford, MA provides complete geothermal systems. They had recently converted the Orchard House in nearby Concord, MA to a geothermal climate control system similar to the one we envision for the JRH. CPA funds from the Concord Community Preservation Act were used to partial fund the project so our proposal would not be breaking new ground for the use of CPA funds.

Currently, only the Caretaker's Cottage is heated at the JRH primarily due to the costs associated with heating by burning fossil fuels at the point of use. The JRH is not insulated and could not be effectively insulated due the mandate to keep it looking as close as possible to what it looked like in 1775. This means that the interior temperature of the JRH varies with the seasons. It is sometimes uncomfortably warm and humid in the summer and bone chillingly cold in the winter. The lack of environmental control limits the artifacts that we can display in the JRH as fragile paper and other materials would not do well. The house itself is also not being optimally preserved with the lack of adequate climate control. A constant 68 F year round would be much better for this priceless relic of our history

The Caretake's Cottage is heated by an oil burner in the basement of the JRH that is rapidly reaching the end of its useful life. With a geothermal climate control system, that would be

replaced by an electrically powered quiet system that would heat and cool the whole structure. At one point the Society had considered replacing the oil furnace with a more economical gas fired unit, but the risk of a gas explosion, however remote was deemed unacceptable. The oil burner is maintained regularly, but its removal would lower the risk to the JRH even further.

Providing modern climate control would allow us to not only expand the range of artifact that we could safely display in the JRH, but would also allow us to expand the time frame when the JRH is open to the public for educational purposes. Now, we open the house only in April in time for Patriot's Day and close it at the end of October. It is currently too cold in the house from November through March for anyone to enjoy or appreciate it. One of our reliable sources of visitors to the JRH is friends and relatives who come to see the Arlington area and what it has to offer. Note that our current blackout period includes some of the highest travel periods in the year, namely Thanksgiving and Christmas. Visitor comfort in the summer would also be enhanced and could be an additional draw to get out of the heat and humidity of an Arlington summer day and into an air conditioned environment with lots to see and appreciate. The Orchard House saw an \$8000 per year savings in their heating and cooling costs with their geothermal system when they replaced a gas fired heating system with one like the one we propose for the JRH.

A draft budget based on a quote from EnergySmart Alternatives and on information taken from the Orchard House CPA application is attached. We intend to seek additional grants and government incentives to help defray some of the costs involved, but at this point cannot be sure that we will be successful. Hence, we are asking the CPAC to consider funding the entire project.

Chart 1

COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future wet 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	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	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	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seidenman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT 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				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION 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

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

2021 Proposed Preservation Work on the Jason Russell House

Climate Control System Design and Planning	\$5,000
Equipment, Materials and Installation	\$64,300
Drilling and Pipe Installation	\$54,900
Ductwork, Refrigerant Lines and Zoning	\$48,750
Electrical Work to Accommodate New System	\$6,000
Restoration Carpentry	\$2,000
Attic Flooring reenforcement	\$10,000
Restorative Painting from Ductwork	\$3,000
Attic Insulation	\$3,500
Supervisory Staff Time	\$5,000
Annual Architect's Inspection as called for in the CA&PP	\$1,500
SubTotal	\$203,950
15% Contingency	\$30,593
Architect and Engineering Oversight	\$14,280
<u>Grand Total</u>	<u>\$248,823</u>