

*Town of Weymouth
Massachusetts*

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



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RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2018 APR 12 AM 9:48

MEMORANDUM

18 022

TO: TOWN COUNCIL
FROM: ROBERT L. HEDLUND, MAYOR *RA*
RE: CPC-HISTORIC PRESERVATION AT ABIGAIL ADAMS HOUSE
DATE: APRIL 6, 2018

I hereby submit the following measure for consideration by Town Council:

“That the Town of Weymouth appropriate \$24,500 Community Preservation Fund-Historic Resources Fund Balance (4906-321005) for the completion of improvements to the HVAC system of the Abigail Adams House as described in the attached request for funding put forward by the Weymouth Department of Planning and Community Development.

Public hearing and legal notice is required.”

At the time this measure was submitted, the CPA Historic Resources fund balance was \$53,615.00.

Referral Dte. _____ PH Dte. _____
Comm. Referral _____ TC Vote _____
Comm. Vote _____ TC Vote Dte. _____
Comm. Vote Dte. _____

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

*Town of Weymouth
Massachusetts*



Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

www.weymouth.ma.us

MEMORANDUM

TO: Robert L. Hedlund, Mayor
FROM: Eric Schneider, Principal Planner
DATE: April 6, 2017
SUBJECT: Request for Funding - CPA

At the April 5, 2017 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by the Abigail Adams Historical Society in the amount of \$24,500 for improvements at Abigail Adams House. John Dennehy, President, Abigail Adams Historical Society, presented the request for completion of improvements to the HVAC; specifically, the cooling portion, and for the installation of lighting in the three main rooms on the first floor of Abigail Adams House.

After review and discussion, the following motion was approved unanimously.

Motion to appropriate and fund \$24,500 for the completion of improvements to the HVAC; specifically, the cooling portion and for the installation of lighting in the three main rooms on the first floor of Abigail Adams House as described in the request put forward by the Abigail Adams Historical Society, from the historic resources fund balance account. 4906-321005

The Community Preservation Committee appreciates your review and action on this recommendation.

ATTACHMENT: Funding Request submitted by the Abigail Adams Historical Society dated March 29, 2018
CC: Brian Connolly, CFO
Christopher Hannan, Chairman, CPC

TOWN OF WEYMOUTH
Community Preservation Committee
Application for Funding

Name: John A. Dennehy

Date: March 29, 2018

Phone: 781-413-6504

Email: JDennehy@beld.net

Affiliation/Organization (if applicable):

Abigail Adams Historical Society, Inc.

Project Name: AAHS, Inc - Phase II Restoration and Preservation

Amount Requested: \$ 24,500.00 *of Abigail Adams Birthplace*

Purpose (select all that apply):

- Historic Preservation
- Open Space & Recreation
- Community Housing

Description:

Please provide a written narrative with detailed data, including cost estimates, schedule, budget, maintenance plan (if any), and implementation strategy. Include other funding sources and their amounts. Attach separate sheets as needed.

This request seeks to complete Phase Two of a project originally approved by the CPC in agreement dated March 15, 2011. This phase of the project will focus on completion of HVAC and electrical work, including lighting on first floor.

Describe how this this project helps to preserve Weymouth's character.

Please provide a written narrative including the goals of the project, who will benefit, and how the project relates to planning documents such as the Town's Master Plan. Describe the nature of support and outreach for the project. Attach separate sheets as needed.

see attached

Applicants are encouraged to be creative and consider projects that will benefit the community, including but not limited to projects that may not receive typical funding from traditional sources.

Submit to: Community Preservation Committee
C/O Dept. of Planning and Community Development
75 Middle St, Weymouth, MA 02189

Abigail Adams Historical Society: CPC Application

The Abigail Adams Birthplace was built in 1685 for the Reverend Samuel Torrey, minister of the First Church of Weymouth. The home originally stood at the corner of North and East Streets, three hundred feet to the southeast of its present location. In 1738, the Torrey Mansion, as it was known, was bought by Reverend William Smith, minister of the First Church, and his wife Elizabeth. Abigail Smith, the second of the couple's four children, was born in the house on November 11, 1744. She lived there until her marriage to John Adams in 1764. It is believed they were married in the front parlor of the house. In the years following her marriage, Abigail was a frequent visitor to the house.

The house was subsequently sold to a farmer who moved the structure to his farm on Bridge Street. Then, in 1947, the land and building were acquired by the federal government to build veterans housing, and the house was scheduled for demolition. Recognizing the home's historical significance, a group of local residents formed the Abigail Adams Historical Society (AAHS) and arranged to have the house saved. In May of that year, the town of Weymouth sold a lot of land at North and Norton Streets to the society for the sum of one dollar, and five months later the house was sawn in half and moved to its current location. The building was subsequently stripped to the frame and restored under the guidance of architectural historian Frank Chouteau Brown. The AAHS has been the caretaker of the property ever since.

With the passage of the Community Preservation Act, it became possible for structures like the Abigail Adams Birthplace, owned by small non-profit groups like AAHS, to secure funding to help restore and preserve historic properties. In 2011, the AAHS applied for and received funding from the CPC to begin an extensive and crucial restoration project. Work immediately began on several projects. Specifically, after much-needed reinforcement to the substructure of the house, the exterior of the house was re-sided. Damaged windows were repaired, re-glazed and painted. Floors and stair treads were refinished. Electrical lines were buried and walking paths and ramps were installed to provide handicapped accessibility. Much of the work was completed by restoration specialists Essex Restoration, and several dedicated volunteers also provided much appreciated work as in-kind service. All work on the building complied with the Standards for Rehabilitation as laid out in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.

Much of the HVAC and electrical work (including lighting) was not completed during this phase of work, due to cost; it was decided that they would be addressed at a later time. The application before you represents the final phase of our renovation and restoration project. I have attached for your reference a proposal from J & M Brown Company, Inc. to complete this work. In addition to completing the HVAC cooling system, LED lighting will be installed in all first floor rooms along the ceiling beams to blend the light into the character of the house.

The Abigail Adams Birthplace offers programs year-round and is typically open for tours the second Sunday of each month, April through November, 1:00-4:00 p.m. Tours are given on the hour and half hour, with the last tour beginning at 3:30 p.m. Tours can also be arranged by appointment. Weymouth school children and local scouting organizations are welcome to tour the Birthplace at no charge. AAHS is very proud of its outreach and contributions to the community. I have attached for your reference a list of programs conducted and/or sponsored by AAHS over the past few years.

Thank you very much for your consideration.



J. & M. BROWN COMPANY, INC.

February 28, 2018

Trustees of Abigail Adams Birthplace Historical Society:

RE: Electrical Upgrades & HVAC Completion Phase 2.

We are pleased to quote the following scope of work to complete HVAC AC portion and to light up the first floor rooms at the Abigail Adams Birthplace Museum located on Norton Street in Weymouth, Ma.

Furnish and install a new condenser and piping to complete the HVAC cooling installation. Also included in this pricing is the wrapping of existing duct work.

Furnish and install a total of 96 feet of LED cove lighting concealed within a raceway running parallel with existing beams in the three first floor main rooms.

Each room shall be controlled by its own LED dimmer located at the rear entrance closet.

Our costs include all material and labor to complete this project on a timely basis.

HVAC Completion Remainder From Previous:	\$6,450.00
Materials:	\$8,500.00
Labor:	\$13,940.00
Fees:	\$2,210.00
Total:	\$31,100.00

If acceptable please confirm the use of the attached fixture cuts and sign below and we will order the Light Fixtures.

Thank you for the opportunity to be involved in this exciting project.

James Wallace

AAHS

ELECTRICAL CONTRACTORS ♦ FIRE ALARM ♦ TELECOMMUNICATIONS ♦ SECURITY

267 Amory Street ♦ P.O.Box 300227 ♦ Jamaica Plain, MA 02130 ♦ Tel: 617-522-6800 ♦ Fax: 617-522-6422 ♦ www.jmbco.com

AHHS CALENDAR OF EVENTS

June 2013 – December, 2017

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2013	June	29	Saturday		Grand opening -- invitation only	No	Free	Birthplace	Tours
2013	June	30	Sunday	1:00-5:00	Grand opening to the public	No	Free	Birthplace	Tours
2013	July	13	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2013	July	28	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2013	August	10	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2013	August	25	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2013	November	4	Monday	7:00-8:30	<i>Evolution of the Treatment of Breast Cancer from Colonial America to Today</i> -David Jones, MD, PhD., Harvard -Sumiti Nimbkar, MD., South shore	South Shore Hospital	Free	South Shore	Lecture

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2013	December	6	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	January	19	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	January	26	Sunday	2:00-4:00	Restoration Archeology -Brandon DuFresne -Glen Bredberg Of Found Legends Restoration	No	\$15/ \$10/Member		Lecture
2014	February	8	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	February	12	Wednesday	12:00	Wreath Laying for Louisa Catherine Adams	Church of the Presidents	Free	Church of the Presidents	Wreath laying
2014	March	16	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	March	27	Thursday	7:00	Women's History Month Panel <i>Revolutionary Women: Abigail Adams, Mercy Otis Warren, and Judith Sargent Murray</i> - Nancy Rubin Stuart spoke about Mercy Otis Warren	No	\$15 / \$10 member	Town Council Chamber Weymouth Town Hall	Lecture

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
					<p>- Bonnie Hurd Smith spoke about Judith Sargent Murray</p> <p>- Sara Martin spoke about Abigail Adams's life and writings, as well as her relationship to Warren and Murray.</p> <p>Moderator: Michelle Marchetti Coughlin</p>				
2014	April	26	Saturday	1:00-4:00	Birthplace open	Non	\$5	Birthplace	Tours
2014	April	27	Sunday	2:00	Tea with Mrs. Adams	Non	\$20 / \$15 for members	Birthplace	Tea
					Pat Bridgman as Mrs. Adams		Reservations required.		
2014	May	17	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	May	18	Sunday	2:00 p.m.	<p><i>Dear Abigail: The Intimate Lives and Revolutionary Ideas of Abigail Adams and Her Two Remarkable Sisters</i></p> <p>Diane Jacobs, author of <i>Dear Abigail</i>, spoke about her book.</p> <p>Kathy Chamberlain, Mary Smith Cranch's</p>	No	\$5 Suggested donation	First Church	Author talk

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2014	May	18	Sunday	3:00 p.m	Reception with Diane Jacobs following her talk	No	\$20 / \$15 member	Birthplace	Reception
2014	June	6	Friday	7:00 p.m	Steve Puleo spoke about his latest book <u>The Caning</u> . A wine and cheese reception followed.	No	\$20 / \$15 members	Birthplace	Author talk Reception
2014	June	22	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	July	4	Friday	2:00 p.m.	Reading of Declaration of Independence	The First Church	Free	The First Church	Reading
2014	July	12	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	July	27	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	August	9	Saturday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	August	24	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2014	September	14	Sunday	1:00-4:00	Birthplace open Demonstration of	No	\$5	Birthplace	Demonstration Tours

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
					apple cider pressing – bring your own apples and press them				
2014	October	24	Friday	11:00	250 th Wedding Anniversary Reenactment of the wedding of Abigail and John Adams	ANHP The First Church	Free	The First Church	Program
2014	October	24	Friday	12:00 noon	Reception immediately following reenactment	ANHP The First Church	Free	Birthplace	Reception
2014	October	24	Friday	7:00 p.m.	Reception – Edith Gelles attended	ANHP The First Church	\$125 / \$100 member	Birthplace	Reception
2014	October	25	Saturday	9:00 a.m.	Symposium Edith Gelles keynote speaker	Adams Papers at the Massachusetts Historical Society	Free	The First Church	Symposium
2014	October	25	Saturday	12:00	Lunch following symposium	ANHP The First Church	\$25/ \$20 members	Birthplace	Lunch
2014	October	25	Saturday	3:00 p.m.	World premiere of James Kallembach's <i>Songs on Letters of John and Abigail Adams</i>	ANHP The First Church	Free	ANHP Carriage House	Performance
2014	October	26	Sunday	10:00 a.m.	Celebration of Independence Service	The First Church ANHP	Free	The First Church	Service
2014	October	26	Sunday	11:00 a.m.	Reception	The First Church ANHP	Free	Birthplace	Reception

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2014	October	26	Sunday	12:00-noon	Wreath laying at the graves of William and Elizabeth Smith	The First Church ANHP	Free	North Weymouth Cemetery	Wreath laying
2014	November	9	Sunday	1:00-4:00	Birthplace open	NO	\$5	Birthplace	Tours
2014	November	19	Wednesday	7:00 p.m.	<i>History of Inoculation and Vaccination: the experience of the Adams Family and the modern perspective.</i> -David Jones, MD	South Shore Hospital	Free	South Shore Hospital	Lecture
2015	January	24	Saturday	9:00-4:00	"John and Abigail: A Life in Letters" teacher workshop led by Kathleen Barker 10 PDPs This session canceled due to inclement weather	Mass. Historical Society	\$50	MHS	Teacher workshop
2015	January	31	Saturday	9:00-4:00	This session held at the Birthplace	Mass. Historical Society	----	Birthplace	Teacher workshop
2015	February	17	Tuesday	9:00-12:00	Birthplace open	No	\$5	Birthplace	Tours
2015	February	26	Thursday	7:00	<i>Slavery at the Abigail Adams Birthplace</i>	Weymouth Public Libraries	Free	Tufts Library	Lecture

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2015	March	7	Saturday	3:00	-Michelle Marchetti Coughlin Women's History Month Panel <i>Trail-Blazing Women:</i> <i>anne Hutchinson,</i> <i>Margaret Fuller, and</i> <i>Amelia Earhart</i> -Eve LaPlante spoke about Anne Hutchinson -Megan Marshall spoke about Margaret Fuller -Susan Ware spoke about Amelia Earhart Moderator: Michelle Marchetti Coughlin	No	\$15 / \$10 member	Weymouth High School	Lecture
2015	March	21	Saturday	1:00- 4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	April	19	Sunday	1:00- 4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	May	17	Sunday	1:00- 4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	June	14	Sunday	1:00- 4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	July	12	Sunday	1:00- 4:00	Birthplace open	No	\$5	Birthplace	Tours

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2015	August	9	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	August	13	Thursday	7:00-8:30	<i>Stamp Act Protests and Riots: The Start of the American Revolution</i> -Chris Hannan	No	\$15/10	Birthplace	Lecture
2015	September	13	Sunday	1:00-4:00	Birthplace open Apple cider pressing – bring your own apples and press them	No	\$5	Birthplace	Tours
2015	October	18	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	October	18	Sunday	4:00 - 5:30	<i>The Braintree Instructions and the American Revolution</i> -John Dennehy	No	\$15/10	Birthplace	Lecture
2015	November	8	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2015	November	15	Sunday	2:00-4:30	<i>Tea with Mrs. Adams</i> Pat Bridgman as Mrs. Adams	No	\$25/20	Birthplace	Tea
2016	January	21	Thursday	6:30-8:00	Member Reception	No	Free to members	Birthplace	Reception

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2016	February	7	Sunday	3:00-5:00	<i>Creativity in Bondage: Slave Artist Prince Demah and Writer Briton Hammon</i> - Paula Bagger spoke about Prince Demah - Aaron Dougherty spoke about Briton Hammon Moderator: Michelle Marchetti Coughlin	Hingham Public Library	Fee	Hingham Public Library	Lecture
2016	February	21	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	March	13	Sunday	1:00-3:00	Birthplace open	No	\$5	Birthplace	Tours
2016	March	13	Sunday	3:00-5:00	<i>The Remarkable Women of the Quincy Family</i> - Nancy Carlisle	No	\$15/10	Birthplace	Lecture
2016	April	10	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	April	21	Thursday	7:00-8:30	<i>Louisa: The Extraordinary Life of Mrs. Adams</i> Louisa Thomas	Weymouth Public Library	Free	Weymouth High School	Author talk

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2016	May	15	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	June	12	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	June	17	Friday	5:00-8:00	First Ladies Wreath laying	Church of the Presidents ANHP Quincy Historical	Free	Church of the Presidents	Wreath laying
2016	August	14	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	September	11	Sunday	1:00-4:00	Birthplace open – Apple cider pressing	No	\$5	Birthplace	Tours
2016	October	16	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2016	November	13	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	January	12	Thursday	7:00-9:00	Member Reception	No	Free to members	Birthplace	Reception
2017	March	11	Saturday	3:00-5:00	Protecting Our Past: Women in Historic Preservation	Weymouth Public Libraries	Free	Weymouth Public Library	Panel Discussion
2017	April	9	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	May	13	Saturday	3:00-5:00	Landmarks of Slavery and Freedom:	Hingham Public Library	Free	Hingham Public Library	Panel Discussion

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
					Exploring Local African-American Historic Sites				
2017	May	21	Sunday	1:00-4:00	Meeting House District Tours – The First Church, Birthplace, North Weymouth Cemetery	The First Church of Weymouth North Weymouth Cemetery (TBC)	TBD	Meeting House District	Tours
2017	July	9	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	August	13	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	September	10	Sunday	1:00-4:00	Birthplace open ...Apple Cider pressing	No	\$5	Birthplace	Tours
2017	October	3	Tuesday	TBD	<i>Evolution of the Treatment of Breast Cancer from Colonial America to Today</i> -David Jones, MD, PhD., Harvard -Suniti Nimbkar, MD., South shore	Quincy Public Library South Shore Hospital	Free	Thomas Crane Public Library	Lecture
2017	October	8	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	October	26	Thursday	7:00 p.m.	<i>William Smith, Captain</i>	Weymouth Public Libraries	Free	Weymouth Public Library	Lecture

YEAR	MONTH	DATE	DAY	TIME	PROGRAM	Co-Sponsor	COST	LOCATION	TYPE
2017	November	4	Saturday	10:00-12:00 2:00-4:00	"Behind the scene" tours of the construction of the Birthplace (cellar, eaves). Reservations required.	No	\$25 /20	Birthplace	Tours
2017	November	12	Sunday	1:00-4:00	Birthplace open	No	\$5	Birthplace	Tours
2017	November	TBD	TBD	TBD	Preservation of the Birthplace from 1947 on	No	TBD	TBD	Program

***TOWN OF WEYMOUTH
PUBLIC HEARING
LEGAL NOTICE***

The Town Council of the Town of Weymouth will hold a Public Hearing on Monday, June 4, 2018 starting at 7:30 P.M. at the Town Council Chambers, 75 Middle Street, Weymouth, MA to consider the following authorization in accordance with the Town Charter, Chapter 2 Section 9-C

7:35PM – 18 022 – CPC – Historical Preservation at Abigail Adams House

The above Orders are more than ten column inches of ordinary newspaper print. The entire above are available for viewing at the Office of the Town Clerk during normal office hours 8:30 A.M – 4:30 P.M. This is in compliance with Town Charter, Section 2-9, Sub-Section C, publications.

“This publication is subject to the disclaimer set forth at length in Section 2-305 of the Code of Ordinances.”

A True Copy. ATTEST:

Kathleen A. Deree
Town Clerk
May 25, 2018