



William Francis Galvin
Secretary of the Commonwealth

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**SECRETARY GALVIN TO PRESENT 2013 HISTORIC PRESERVATION AWARD TO
LYMAN ESTATE, WALTHAM**

Secretary of the Commonwealth William Francis Galvin, Chairman of the Massachusetts Historical Commission, announces the selection of the Lyman Estate in Waltham to receive a 2013 Massachusetts Historical Commission Historic Preservation Award.

“The Massachusetts Historical Commission is proud to recognize the extraordinary accomplishments of this year’s awardees,” said Secretary Galvin. “The projects the Commission is recognizing this year are particularly diverse and represent the many creative ways that significant historic resources are being preserved across the Commonwealth. The unique Lyman Estate restoration and weatherization project has shown that, even in a highly significant landmark structure, historic preservation and energy conservation can work together to achieve real and measurable progress toward a sustainable future.”

The Lyman Estate mansion was designed by Salem architect Samuel McIntire and constructed in 1793 for Boston merchant Theodore Lyman. A National Historic Landmark, the building served as a residence for four generations of the prominent Lyman family until its donation to Historic New England, then the Society for Preservation of New England Antiquities, in 1952. With this project, Historic New England set out to test the premise that a comprehensive energy retrofit, with the goal of reducing energy consumption by 50 percent or more, could be accomplished wholly within the Secretary of the Interior’s Standards for the Treatment of Historic Properties. All work was completed according to Historic New England’s institutional mandate to document before undertaking repairs, prevent the loss of historic fabric, retain and preserve historic materials and craftsmanship, disseminate results as a model for others to emulate, and ensure long-lasting results by following or exceeding professional standards. The project involved the removal, conservation, and weather stripping of 120 windows. Interior storm windows were installed at 70 locations, and exterior storm windows were installed at remaining locations. Air infiltration sites were sealed throughout the entire five-story structure, and dense-pack cellulose insulation was installed beneath the floorboards at the third story. The building’s fuel source was changed from oil to natural gas, new high-efficiency furnaces were installed, the ductwork distribution system was modified, and digital controls were added in each of 19 occupied spaces for pinpoint control of heating and cooling. Historic lighting fixtures were conserved and converted to LED use. The project also involved restoration and repairs beyond the weatherization component, including: restoration of landscape features to their HABS-documented condition; paint analysis to recapture the early 20th-century exterior color scheme; electrical, roofing, and envelope repairs; and refurbishment of interior features such as floors, paint, window treatments, and carpeting. To share its efforts in balancing historic preservation and sustainability goals, Historic New England staff documented the project through photographs, articles, blog posts, videos, and white papers that have been seen by thousands online and in member publications. The project has enabled the estate to be open year-round for monthly tours for the first time in decades. The first seven months of measurement in 2012 showed energy usage reductions of 40 percent over 2009 totals and 49 percent over 2010 totals.

This is the 35th year of MHC's Preservation Awards program. Projects are considered annually for awards in the categories of Rehabilitation and Restoration, Adaptive Reuse, Education and Outreach, Archaeology, Stewardship, and Landscape Preservation. Individuals are considered in the categories of Individual Lifetime Achievement and Local Preservationist. Secretary Galvin serves as the chair of the 17-member Massachusetts Historical Commission.

Secretary Galvin will present the awards at an afternoon ceremony on May 23, 2013, at the Massachusetts Archives Building at 220 Morrissey Blvd., Dorchester. The Lyman Estate restoration project is one of 12 projects, individuals, and organizations to be honored.

The Massachusetts Historical Commission is the office of the State Historic Preservation Officer and the State Archaeologist. It was established in 1963 to identify, evaluate, and protect important historical and archaeological assets of the Commonwealth. Visit our website to learn more about the Commission's programs (www.sec.state.ma.us/mhc).

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