

City of Newton



# Community Preservation Program Annual Report for Fiscal Year 2008

David B. Cohen  
Mayor

*Durant-Kenrick  
Homestead  
Historic Landscape*



*Heritage  
Landscape  
Inventory*



*new  
project  
funding*



*30 Wabasso  
Street /  
Flowed Meadow*



*230 Lake  
Avenue,  
Crystal Lake*



Prepared by the  
Community Preservation Committee  
Approved: 25 February 2009



*City of Newton*  
*Fiscal 2008 Community Preservation Annual Report*

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**Acknowledgements**

The Community Preservation Committee would like to express its appreciation to a variety of groups and individuals that helped to make this a successful year. The Board of Aldermen was supportive in its deliberative review and approval of our recommendations and in its suggestions for process improvements. In particular, we thank fiscal 2007 President Lisle Baker, Chair Stephen Linsky and Vice Chair Ken Parker of the Aldermanic Committee on Community Preservation, Chair Paul Coletti and Vice Chair Scott Lennon of the Aldermanic Finance Committee, and members of both committees for their time, flexible schedules, and thoughtful input. Mayor David Cohen, Planning Director Michael Kruse and members of the Planning and Development Department, City Solicitor Dan Funk and members of the Legal Department, and Policy and Communications Director Jeremy Solomon were highly supportive of the CPC's efforts, advancing resources and providing assistance and encouragement.

Many community organizations and individuals were indispensable to our efforts, faithfully attending meetings, offering information, suggestions, and positions. Among them are the Community Preservation Coalition, the League of Women Voters, the Newton Conservators, CAN·DO (Citizens for Affordable Housing in Newton Development Organization), the Newton Historical Society, U-CHAN (Uniting Citizens for Housing Affordability in Newton), and the Newton Housing Partnership. The five boards from which CPC draws part of its membership have also been active, including the Conservation Commission, the Historical Commission, the Housing Authority, the Parks and Recreation Commission, and the Planning and Development Board.

**City of Newton**  
**Fiscal 2008 Community Preservation Annual Report**  
**About the Community Preservation Act**

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**Sources of Funds**

The Community Preservation Act (CPA) was signed into law in Massachusetts in September 2000, and has since been amended five times (in 2002, 2003, 2004, and twice in 2006). The Act allows communities to raise funds through a surcharge of up to 3% on local property taxes, and creates a significant state matching fund. Municipalities must adopt the Act by ballot referendum.

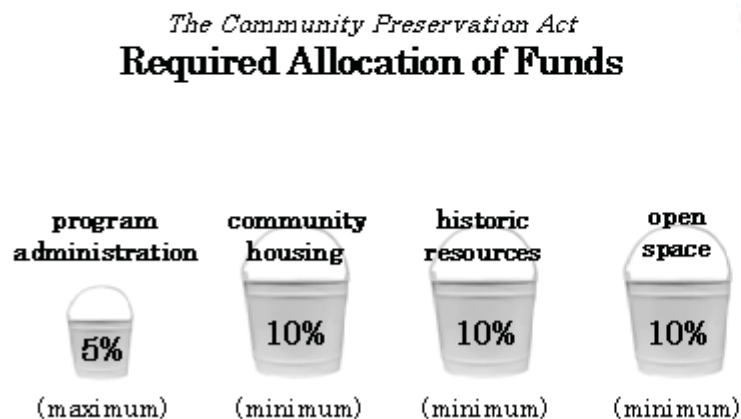
Newton voters adopted the Community Preservation Act by referendum at the very start of the statewide program, in 2001, and voted to raise the local share of their Community Preservation Fund through a 1% surcharge on property taxes. The following example illustrates the amount of this surcharge for the owner of a median-priced Newton house in 2008:

<b>Newton Community Preservation Surcharge, 2008</b>	
median-priced house in Newton	\$760,000
2008 residential tax rate	\$9.70 per \$1,000 of assessed value
annual property tax for median-priced house	\$7.372
<b>community preservation surcharge for median-priced house</b>	<b>\$73.72</b>

Under the Act, locally raised funds are matched by the Commonwealth of Massachusetts from fees for the registration of deeds for real property. From fiscal 2003 through fiscal 2007, the Commonwealth matched Newton’s local community preservation surcharge revenue dollar for dollar; the state match for fiscal 2008 local surcharge revenue was 67.4%. The *Cumulative Program Review* section of this report summarizes all state matching funds received by Newton.

**Required & Allowable Uses of Funds**

The Community Preservation Act requires each local community adopting the Act to meet certain minimum or maximum allocations of its Community Preservation funds, either within the year they become available, or by setting funds aside for future spending:



Newton’s Community Preservation Program has taken systematic advantage of the flexibility represented by the buckets in the image above. In most years, Newton empties its single-purpose (10 percent) reserves first, often combining funds from more than one of these reserves for multi-resource projects. Most Newton projects then are funded partly or entirely from the all-purpose general reserve (65-70 percent).

Allowable uses of funds are summarized in the chart below, provided by the Massachusetts Department of Revenue. The most important restriction is that CP funds *cannot* be spent - for any resource - on routine maintenance (non-capital expenditures for ongoing upkeep). In addition, not every type of work is fundable under all conditions, for every resource:

<i>The Community Preservation Act</i> <b>ALLOWABLE USES OF FUNDS</b>				
	<b>COMMUNITY HOUSING</b>	<b>HISTORIC RESOURCES</b>	<b>OPEN SPACE</b>	<b>RECREATION</b>
<b>acquire</b>	YES	YES	YES	YES
<b>create</b>	YES	<b>NO</b>	YES	YES
<b>preserve</b>	YES	YES	YES	YES
<b>support</b>	YES	<b>NO</b>	<b>NO</b>	<b>NO</b>
<b>rehabilitate/restore</b>	<b>YES, IF ...</b>	YES	<b>YES, IF ...</b>	<b>YES, IF ...</b>

*NOTES*

*YES, IF* means “if the resource was created or acquired with CP funds.”

A more detailed version of this chart is available from the FORMS & GUIDELINES page of Newton’s CPA website, at [www.ci.newton.ma.us/cpa](http://www.ci.newton.ma.us/cpa).

CP funds may be used to acquire many different forms of real property, including fee simple title by deed, easements and restrictions, and long-term leases. CP funds may also be used for the expert studies and assistance often required to plan or complete real estate transactions: legal, appraisal, engineering, environmental, architectural, archaeological, and other forms of technical assistance.

## Newton’s Proposal & Project Process

The Community Preservation Act requires each local community to create a Community Preservation Committee, with members representing the Conservation Commission, the Planning and Development Board, the Housing Authority, the Historical Commission, and the Parks and Recreation Commission, as well as four members appointed by the Mayor, each of whom has particular experience in various community preservation areas. Our membership also represents the various City wards, and includes professional expertise related to the four spending categories. (The members of Newton’s CPC, and their qualifications, are listed at the end of this report.)

The CPC is charged with assessing the community’s “needs, possibilities, and resources” and then make funding recommendations to the local legislature – in Newton, the Board of Aldermen– which has the power to appropriate funds as needed to implement the CPC’s recommendations, but may not initiate or recommend funding.

In Newton, the Board of Aldermen refers all the CPC recommendations to two of its own committees: a special Committee on Community Preservation, and the Finance Committee, before voting on those recommendations. Each proposal is thoroughly scrutinized not only for its fundability under the Act, but also for its fit with overall community priorities and its long-term sustainability. In keeping with the intention of the CPA as a source of long-term investments in what might be seen as “community capital,” Newton’s CPC evaluates all proposals, and presents all completed projects, as part of a permanent “Community Preservation Portfolio.” *Detailed diagrams of Newton’s proposal review and project management process are available from the FORMS & GUIDELINES page of the program website, at [www.ci.newton.ma.us/cpa](http://www.ci.newton.ma.us/cpa).*

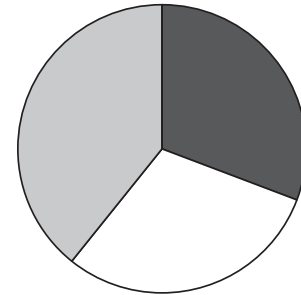
# City of Newton Fiscal 2008 Community Preservation Annual Report

## Fiscal 2008 Highlights

### Fiscal 2008 Sources & Uses of Funds

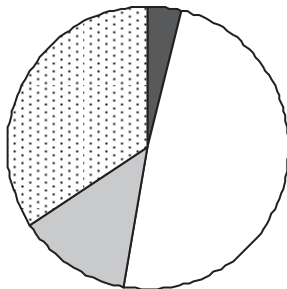
The following tables and graphs summarize the financial resources available to and allocated by Newton's Community Preservation Program in fiscal 2008:

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	Fiscal 2008 Actual/Reported
<b>REVENUE</b>	
local CPA surcharge	\$2,107,382
state matching funds	\$2,045,105
additional local revenue:	
fund balance forwarded from previous year	(\$796,944)
bonds	\$2,300,000
interest	\$330,080
miscellaneous ( <i>grants, donations, etc.</i> )	\$32,184
<b>TOTAL REVENUE</b>	<b>\$6,017,807</b>



KEY	
local surcharge	
state match	
other revenue	

*NOTE: The March 2007 purchase of 20 Rogers Street (Crystal Lake) was financed with \$2.3 million of bond anticipation notes (BANs) sold in March 2007 (fiscal 2007), then retired by selling bonds in November 2007 (fiscal 2008). The Massachusetts Dept. of Revenue (DoR) does not count BANs as revenue, resulting in a one-time negative fund balance forwarded from fiscal 2007 to fiscal 2008. In addition, the DoR credited this project's bond revenue to the program only at the close of fiscal 2008, making \$2.3 million finally available for allocation only in fiscal 2009, as part of the fund balance forwarded from fiscal 2008.*



KEY	
administration	
historic resources	
open space	
recreation land	

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	Fiscal 2008 Actual/Reported
<b>EXPENDITURES</b>	
<b>PROGRAM ADMINISTRATION &amp; DEBT SERVICE</b>	
program administration	(\$109,959)
debt service for Angino Farm	(\$329,550)
debt service for Kessler Woods	(\$594,500)
debt service for 20 Rogers St. (Crystal Lake)	(\$98,985)
TOTAL Program Administration & Debt Service	(\$1,132,994)
<b>NEW PROJECT APPROPRIATIONS by Board of Aldermen</b>	
City Archives, Phase 2	(\$77,076)
Durant-Kenrick Homestead, Phase 2	(\$1,270,000)
Heritage Landscape Inventory	(\$10,500)
30 Wabasso Street (Flowed Meadow)	(\$358,600)
230 Lake Avenue (Crystal Lake)	(\$885,000)
TOTAL Project Appropriations	(\$2,601,176)
<b>TOTAL PROGRAM EXPENDITURES</b>	<b>(\$3,734,170)</b>

*See note on next page.*

NOTE: The expenditures table above shows the final cost of purchasing partial rights to 230 Lake Avenue when that transaction was concluded, in fiscal 2009, through a direct appropriation of \$885,000. In contrast, the projects table below, and cumulative tables and graphs elsewhere in this report, show the original \$950,000 of debt for this project authorized by the Board of Aldermen during fiscal 2008. Future cumulative tables will be revised to reflect the final amount and form of project financing.

### Fiscal 2008 New Projects Funded

Newton Community Preservation Program Projects Funded in Fiscal 2008						
Project Title	Amount Appropriated, by Allowable Uses				Total Appropriation	Date of Appropriation
	Community Housing	Historic Resources	Open Space	Recreation Land		
<p><b>230 LAKE AVENUE (Crystal Lake)</b> Acquire various restrictions or subdivisions of this property, between Levingston Cove and the city parkland and swimming facilities at Crystal Lake, for community recreation, open space, and historic preservation purposes.</p>				\$950,000	\$950,000	4/7/2008
<p><b>30 WABASSO STREET (Flowed Meadow)</b> Acquire the last private parcel on this road as an addition to the Flowed Meadow Conservation Area.</p>			\$358,600		\$358,600	10/15/2007
<p><b>CITY ARCHIVES, Phase 2</b> Preserve archival material by providing climate-controlled, fireproof storage facilities, additional shelving to improve capacity &amp; public access, and by preserving documents in danger of deterioration or loss.</p>		\$74,770			\$74,770	5/19/2008
<p><b>DURANT-KENRICK HOMESTEAD Phase 2: Historic Landscape Preservation</b> Acquire a preservation restriction on the last remnants of the historic 19th-century Kenrick Nursery, next door to the 1732 Durant homestead.</p>		\$1,270,000			\$1,270,000	8/13/2007
<p><b>HERITAGE LANDSCAPE INVENTORY</b> Identify and evaluate public and private landscapes that help to define Newton's community character, through their association with events and people in the community's past, to inform future planning, management, and funding decisions.</p>		\$10,500			\$10,500	4/22/2008
<b>TOTAL</b>	<b>\$0</b>	<b>\$1,355,270</b>	<b>\$358,600</b>	<b>\$950,000</b>	<b>\$2,663,870</b>	

Continued on next page

## Fiscal 2008 New Projects Funded (continued)

In fiscal 2008, Newton used its Community Preservation Fund to

- acquire at **230 Lake Avenue** (Crystal Lake) the portion of the property directly abutting the recent addition to City parkland at 20 Rogers Street, plus an access easement for a lakefront public path connecting this new parkland to the existing City park at Levingston Cove, and a historic preservation easement on the streetfront façade of the Spanish colonial revival house, purchased by a private buyer to continue its past use as a family home. To plan the future of this unique, expanded community space, the Mayor appointed a special Crystal Lake Taskforce, and the Board of Aldermen provided funds for the Taskforce to work with a professional team of preservation landscape architects and architects.
- acquire the last remaining privately held parcel on **Wabasso Street** and adding it to the Flowed Meadow Conservation Area. This project realized a long-cherished community hope of providing continuous public access along the Charles River, from Newton's border with Waltham to Auburndale and Norumbega Parks. CP-funded open space and recreation projects in Flowed Meadow have also significantly enhanced the quality of life in this neighborhood, known to many of its residents as "Nightcap Corner," which once hosted the City's incinerator.
- complete the preservation and re-housing of Newton's irreplaceable **City Archives**, held at City Hall. This project removed damaging acids from crumbling paper documents and maps, enclosed them in airtight clear envelopes, and re-bound them – after scanning them to create electronic copies. The electronic copies can be consulted online or internally by City staff, further preserving the paper records from wear and tear. New, fireproof cabinets were purchased and installed to hold those original records that could not be accommodated in the City Clerk's existing fireproof vault.
- set funds aside to purchase a preservation restriction on the remaining historic landscape surrounding the 1732 **Durant-Kenrick Homestead**, on Waverley Avenue. CP funds have been committed to this project as a "challenge grant," to help the Newton Historical Society leverage significant private funds. The Society will use phase 1 CP funding, appropriated in fiscal 2007, to restore and rehabilitate the Homestead itself, and this year's phase 2 CP funding to establish an endowment to support museum programming, preservation and maintenance.

Landscape historian Lucinda Brockway noted that this site's "greatest significance" lies in its landscape: the Kenrick nursery was one of the first and most prominent commercial nurseries in New England, importing and popularizing fruit varieties still well known today and participating in the pre-Civil War "mulberry mania" that accompanied attempts to establish an American silk industry. "Aging copper beeches, oaks, and other ornamentals still stand testament to the Kenrick Nursery."

- create a **Heritage Landscape Inventory** for Newton, listing and evaluating landscapes that reflect the interaction of people and nature in Newton through time. The inventory project used methods and tools developed and test by the state Department of Conservation and Recreation in dozens of other communities around the Commonwealth, but Newton is the first community ever to create an inventory on its own initiative, rather than as part of a regional project. Many past CP-funded projects in Newton – including phase 2 of the Durant-Kenrick Homestead project above – have recognized landscapes as important historic resources. This inventory will provide a broader context for evaluating future proposals to preserve, rehabilitate, or restore Newton's many historic parks, playgrounds, parkways, and streetscapes.

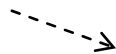


*City of Newton*  
**Fiscal 2008 Community Preservation Annual Report**  
**Cumulative Program Review, Fiscal 2003-08**

**Cumulative Resources by Source**

Newton, Massachusetts <b>COMMUNITY PRESERVATION PROGRAM</b> All Sources of Funding, Fiscal 2002-08 <i>\$ in millions</i>							
<i>fiscal year:</i>	Fy02	Fy03	Fy04	Fy05	Fy06	Fy07	Fy08
local revenue from CPA surcharge	\$1.52	\$1.77	\$1.82	\$1.87	\$1.98	\$2.03	\$2.11
state matching funds	\$0.00	\$1.59	\$1.76	\$1.83	\$1.90	\$1.97	\$2.05
local investment & other income	\$0.01	\$0.05	\$0.08	\$0.26	\$0.36	\$0.35	\$0.36
proceeds from the sale of bonds	\$0.00	\$0.00	\$5.00	\$1.50	\$0.00	\$0.00	\$2.30
fund balance carried forward from previous yr	\$0.00	\$0.00	\$0.00	\$0.00	\$1.58	\$0.00	-\$0.80
<b>TOTAL available resources</b>	<b>\$1.53</b>	<b>\$3.40</b>	<b>\$8.66</b>	<b>\$5.47</b>	<b>\$5.81</b>	<b>\$4.36</b>	<b>\$6.02</b>

*NOTES* Data provided by the City of Newton Comptroller.

 Dotted arrows show how the state match available for allocation each year is based on revenue raised through the local surcharge in the previous year. The state match is calculated for all CPA communities only after the close of that previous year, when total local surcharge revenue is certified.

*SPECIAL NOTE on fy08:* Dept. of Revenue accounting rules treated revenue from bonds sold in fy08 as unavailable until fy09. As a result, effectively “available funds” in fy08 were \$2.3 million less than the total shown, and a one-time, unusually large fund balance was carried over to fy09.

Through fiscal 2008, the Commonwealth provided a 100% match for local surcharge revenue. In fiscal 2009 (not yet shown on this table), for communities that adopted a local surcharge of less than the maximum 3 percent, state funds matched 67.4% of fiscal 2008 local surcharge revenue. This percentage is likely to decline further in the future, as more Massachusetts communities adopt the Community Preservation Act.

Unlike most public budgets, however, the Community Preservation Program does not operate on a “use it or lose it” basis: funds may be “saved” or carried forward for unknown future projects, or for known projects with costs that exceed the resources available in any one year.

## Debt-Financed Projects

City of Newton, Massachusetts						
DEBT-FINANCED COMMUNITY PRESERVATION PROJECTS						
Project Title	Individual Board Orders	Date(s) of Board Orders	Total Appropriated by Individual Board Orders {1}	Debt Authorized	Total Principal + Interest	TOTAL PROJECT COST
Angino Farm {2}	392-04, 214-06	12/6/2004, 5/15/2006	\$2,505,000	\$1,500,000	\$1,649,700	<b>\$2,654,700</b>
Kessler Woods {3}	95-03, , 95-03(2), 227-03, 227-03(2), 227-03(3), 506-03, 507-03	3/6/2003, 6/2/2003, 11/17/2003, 3/15/2004	\$5,218,375	\$5,000,000	\$5,788,740	<b>\$6,007,115</b>
20 Rogers St. (Crystal Lake) {4}	88-07, 88-07(2), 88-07(3)	5/21/2007	\$2,334,500	\$2,300,000	\$2,793,213	<b>\$2,827,713</b>
<b>TOTALS</b>			<b>\$10,057,875</b>	<b>\$8,800,000</b>	<b>\$10,231,653</b>	<b>\$11,489,528</b>

**NOTES**

{1} Individual Board orders usually appropriate funds for initial project costs, including bond issuance costs and sometimes first interest payment; subsequent payments of interest + principal are appropriated as part of the annual program budget, rather than through individual Board orders.

{2} Individual Board orders included a direct appropriation for part of acquisition cost, and an appropriation for deleding the farmhouse.

{3} Individual Board orders included appropriations for planning consultants and legal work.

{4} Individual Board orders included appropriations for appraisal and legal work.

*See debt service schedules on next page.*

City of Newton, Massachusetts							
DEBT-FINANCED COMMUNITY PRESERVATION PROJECTS							
Project Title	<i>DEBT SERVICE SCHEDULES</i>						
	<i>fy04</i>	<i>fy05</i>	<i>fy06</i>	<i>fy07</i>	<i>fy08</i>	<i>fy09</i>	<i>fy10</i>
Angino Farm {2}	no payments		\$349,050	\$339,300	\$329,550	\$320,550	\$311,250
Kessler Woods {3}	\$65,375	\$625,750	\$615,750	\$605,750	\$594,490	\$582,000	\$569,500
20 Rogers St. (Crystal Lake) {4}	no payments				\$48,869	\$352,538	\$337,238
<b>TOTALS</b>	<b>\$65,375</b>	<b>\$625,750</b>	<b>\$964,800</b>	<b>\$945,050</b>	<b>\$972,909</b>	<b>\$1,255,088</b>	<b>\$1,217,988</b>

Project Title	<i>DEBT SERVICE SCHEDULES</i>							
	<i>fy11</i>	<i>fy12</i>	<i>fy13</i>	<i>fy14</i>	<i>fy15</i>	<i>fy16</i>	<i>fy17</i>	<i>fy18</i>
Angino Farm {2}	paid off							
Kessler Woods {3}	\$555,750	\$540,750	\$525,125	\$508,500	paid off			
20 Rogers St. (Crystal Lake) {4}	\$327,038	\$317,156	\$306,000	\$293,250	\$281,000	\$269,844	\$260,281	paid off
<b>TOTALS</b>	<b>\$882,788</b>	<b>\$857,906</b>	<b>\$831,125</b>	<b>\$801,750</b>	<b>\$281,000</b>	<b>\$269,844</b>	<b>\$260,281</b>	<b>\$0</b>

## Cumulative Appropriations & Achievements – All Projects

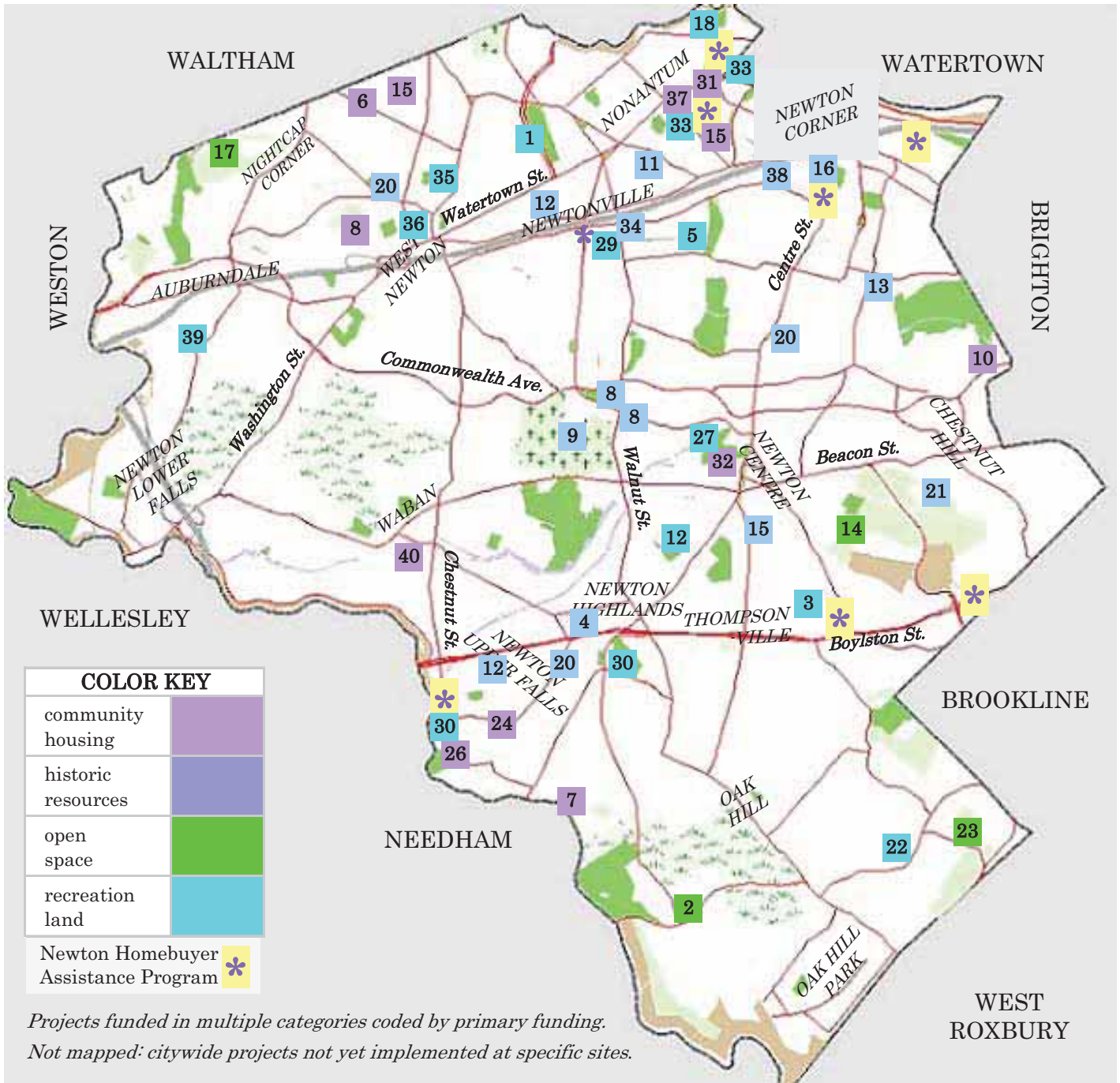
Newton Community Preservation Program Cumulative Appropriations 2003 through June 2008 (All Projects)			KEY
community housing	29%	\$8,004,939	1
historic resources	22%	\$5,990,307	2
open space	28%	\$7,854,116	3
recreation land	21%	\$5,802,317	4
<b>TOTAL</b>		<b>\$27,651,679</b>	



Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM CUMULATIVE PROJECT ACHIEVEMENTS 2003-June 2008 (Fiscal 2008)		
community housing	17 projects	<b>95 units, with 146 bedrooms</b> <i>including 3 group homes, where one bedroom = one unit</i>
historic resources	22 projects	<b>18 buildings or landscapes</b> preserved or restored <i>including historic buildings totaling 173,888 square feet, and historic working and designed landscapes totaling almost 27 acres</i>
open space	11 projects	over <b>71 acres</b> acquired or preserved, at <b>8 sites</b>
recreation land	19 projects	almost <b>62 acres</b> acquired or preserved at <b>19 sites</b>
<b>TOTAL</b>	<b>57 sites</b>	<i>counting as a single site any one property or building where work was funded in several phases</i>

## Newton Community Preservation Program Cumulative Appropriations through June 2008 (Fiscal 2008)

*Numbered locations keyed to table of projects.*



**Major streets**

**NEWTON VILLAGES or NEIGHBORHOODS**

**BORDERING CITY/TOWN**

**Newton, Massachusetts Community Preservation Program  
Cumulative Appropriations 2003-June 2008 (Fiscal 2008)**

MAP NUMBER	PROJECT or SITE	Total CPA Funds APPROPRIATED	bonded	By Fundable Resource			
				community housing	historic resources	open space	recreation
citywide	ACCESSORY APARTMENT INCENTIVE PROGRAM	\$320,550		\$320,550			
1	ALBEMARLE COMMUNITY COMMONS	\$99,931					\$99,931
	ALBEMARLE PARK Central Corridor	\$33,400				\$3,396	\$30,004
2	NEWTON ANGINO COMMUNITY FARM	\$2,505,000	B		\$557,000	\$1,461,000	\$487,000
3	BOWEN FIELD Irrigation	\$56,805					\$56,805
	BOWEN PARK Initiative - Bowen School	\$205,000				\$6,170	\$198,830
4	BRIGHAM HOUSE	\$539,700			\$539,700		
5	CABOT COMMUNITY PARK - Cabot School	\$68,270					\$68,270
6	11-13 and 18-20 CAMBRIA ROAD	\$551,025		\$551,025			
1	CHEESECAKE BROOK GREENWAY	\$25,100				\$2,510	\$22,590
7	CHRISTINA ST. Homebuyer Assistance	\$1,250		\$1,250			
8	CITY ARCHIVES	\$151,846			\$151,846		
	CITY HALL	\$446,910			\$446,910		
9	CIVIL WAR MONUMENT	\$15,000			\$15,000		
10	COVENANT RESIDENCES	\$1,207,825		\$1,207,825			
11	CRAFTS STREET STABLE	\$30,000			\$30,000		
12	CRYSTAL LAKE - 20 Rogers Street and 230 Lake Avenue	\$3,284,500	B		\$142,500	\$332,500	\$2,809,500
13	DURANT-KENRICK HOMESTEAD	\$2,795,800			\$2,795,800		
14	ELGIN STREET Conservation Restriction	\$245,000				\$245,000	
15	20-22 FALMOUTH & 163 JACKSON ROADS	\$550,000		\$550,000			
16	FARLOW & CHAFFIN PARKS	\$52,177			\$52,177		
17	FLOWED MEADOW, including 30 Wabasso Street	\$463,550				\$463,550	
18	FORTE PARK	\$500,000					\$500,000
19	Forte Property & DOLAN POND - 76 Webster Park	\$1,110,000		\$991,010		\$118,990	
1	GATH POOL	\$122,475					\$122,475
citywide	HERITAGE LANDSCAPE INVENTORY	\$10,500			\$5,250	\$2,625	\$2,625

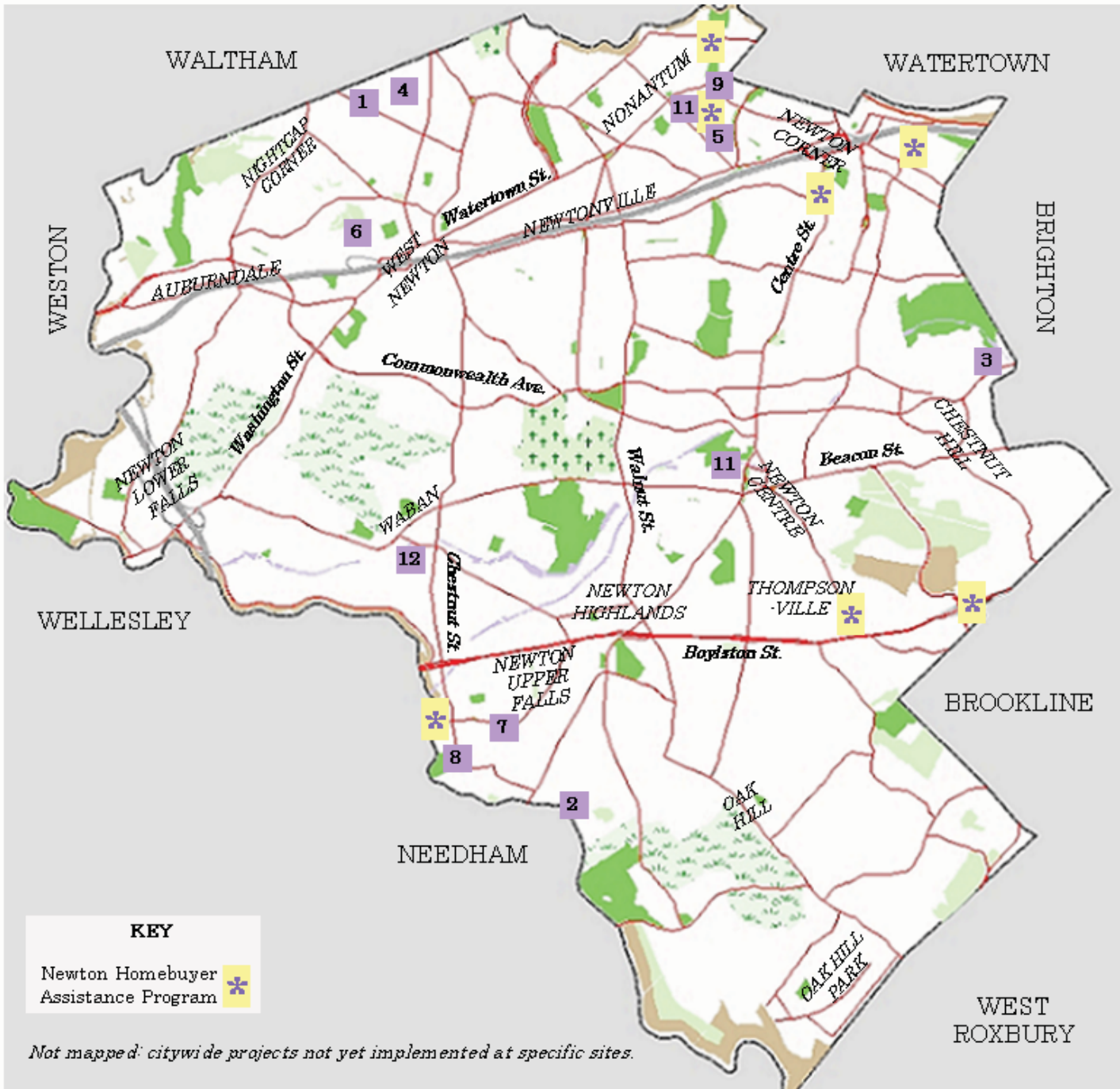
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Newton, Massachusetts Community Preservation Program Cumulative Appropriations 2003-June 2008 (Fiscal 2008)							
MAP NUMBER	PROJECT or SITE	Total CPA Funds APPROPRIATED	bonded	By Fundable Resource			
				community housing	historic resources	open space	recreation
20	HISTORIC BURYING GROUNDS	\$445,672			\$445,672		
21	HOUGHTON GARDEN	\$90,000			\$90,000		
22	KAYLA'S GARDEN - Memorial-Spaulding School	\$23,718					\$23,718
23	KESSELER WOODS	\$5,218,375	B			\$5,218,375	
24	LINDEN GREEN - 248 Elliot Street	\$618,600		\$511,710	\$106,890		
25	LOCAL HISTORIC DISTRICTS Signage - Newtonville and Newton Upper Falls	\$2,000			\$2,000		
26	MILLHOUSE COMMONS - 1093 Chestnut Street	\$738,383		\$738,383			
27	NEWTON CENTRE PLAYGROUND	\$67,853					\$67,853
16	NEWTON CORNER LIBRARY	\$291,829			\$291,829		
28	NEWTON HEALTH DEPARTMENT BUILDING	\$26,425			\$26,425		
*	NEWTON HOMEBUYER ASSISTANCE PROGRAM	\$708,250		\$708,250			
29	NEWTON SENIOR CENTER PARK	\$271,210					\$271,210
30	NEWTON UPPER FALLS & NEWTON HIGHLANDS PLAYGROUNDS	\$92,080					\$92,080
31	NONANTUM VILLAGE PLACE - 241 Watertown Street	\$850,000		\$850,000			
32	PELHAM HOUSE - 45 Pelham Street	\$311,936		\$311,936			
33	STEARNS & PELLEGRINI PARKS	\$795,825					\$795,825
34	WASHINGTON PARK Historic Lighting	\$131,035			\$131,035		
35	WELLINGTON PARK	\$64,000					\$64,000
36	WEST NEWTON COMMON Irrigation	\$65,968					\$65,968
37	19 WEST STREET	\$263,000		\$263,000			
38	WEST SUBURBAN YMCA Windows	\$160,273			\$160,273		
39	WILLIAMS SCHOOL Outdoor Inter-Generational Classroom	\$23,633					\$23,633
40	52-54 WYMAN STREET	\$1,000,000		\$1,000,000			
<b>TOTALS</b>		<b>\$27,651,679</b>		<b>\$8,004,939</b>	<b>\$5,990,307</b>	<b>\$7,854,116</b>	<b>\$5,802,317</b>

# Cumulative Project Appropriations – Projects By Resource

**Newton Community Preservation Program**  
**Community Housing Appropriations through June 2008 (Fiscal 2008)**  
*Numbered locations keyed to table of projects.*



**Major streets**                      **NEWTON VILLAGES or NEIGHBORHOODS**                      **BORDERING CITY/TOWN**



Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM							
Community Housing Appropriations, 2003-June 2008 (Fiscal 2008), by Project Title or Site							
MAP NUMBER	PROJECT TITLE	NUMBER OF		CP Funding by Resource			Total Development Cost
		units	bedrooms	community housing	historic resources	open space	
citywide	<b>ACCESSORY APARTMENT INCENTIVE PROGRAM</b> <i>no apartments created yet as of June 2008</i>	0	0	\$320,550			—
1	<b>11-13 and 18-20 CAMBRIA ROAD</b>	4	11	\$551,025			\$1,532,961
2	<b>CHRISTINA ST. Homebuyer Assistance</b> <i>no units subsidized w CP funds: \$376,750 of original \$378,000 appropriation returned to the CP Fund to help fund Newton Homebuyer Assistance Program. But other public funds created 5 units, 6 bedrooms.</i>	—	—	\$1,250			\$1,676,746
3	<b>COVENANT RESIDENCES</b> <b>27-35 Commonwealth Avenue</b>	11	17	\$1,207,825			\$17,430,711
4	<b>20-22 FALMOUTH ROAD</b>	2	5	\$550,000			\$1,178,933
5	<b>163 JACKSON ROAD</b>	2	5				\$1,178,048
6	<b>FORTE PROPERTY</b> <b>76 Webster Park, with Dolan Pond conservation land</b>	3	10	\$991,010		\$118,990	—
7	<b>LINDEN GREEN</b> <b>248 Elliot Street</b>	3	6	\$511,710	\$106,890		\$2,279,415
8	<b>MILLHOUSE COMMONS</b> <b>1093 Chestnut Street</b>	4	10	\$738,383			\$3,680,926
*	<b>Newton HOMEBUYER ASSISTANCE Program</b>	7	13	\$708,250			\$1,805,507
9	<b>NONANTUM VILLAGE PLACE</b> <b>241 Watertown Street</b>	34	34	\$850,000			\$594,507
10	<b>PELHAM HOUSE</b> <b>45 Pelham Street</b>	10	10	\$311,936			\$2,841,460
11	<b>19 WEST STREET</b>	5	5	\$263,000			\$676,400
12	<b>52-54 WYMAN STREET</b>	10	20	\$1,000,000			\$3,555,000
	<b>TOTALS</b>	<b>95</b>	<b>146</b>	<b>\$8,004,939</b>	<b>\$106,890</b>	<b>\$118,990</b>	

# Newton Community Preservation Program Historic Resources Appropriations through June 2008 (Fiscal 2008)

*Numbered locations keyed to table of projects.*



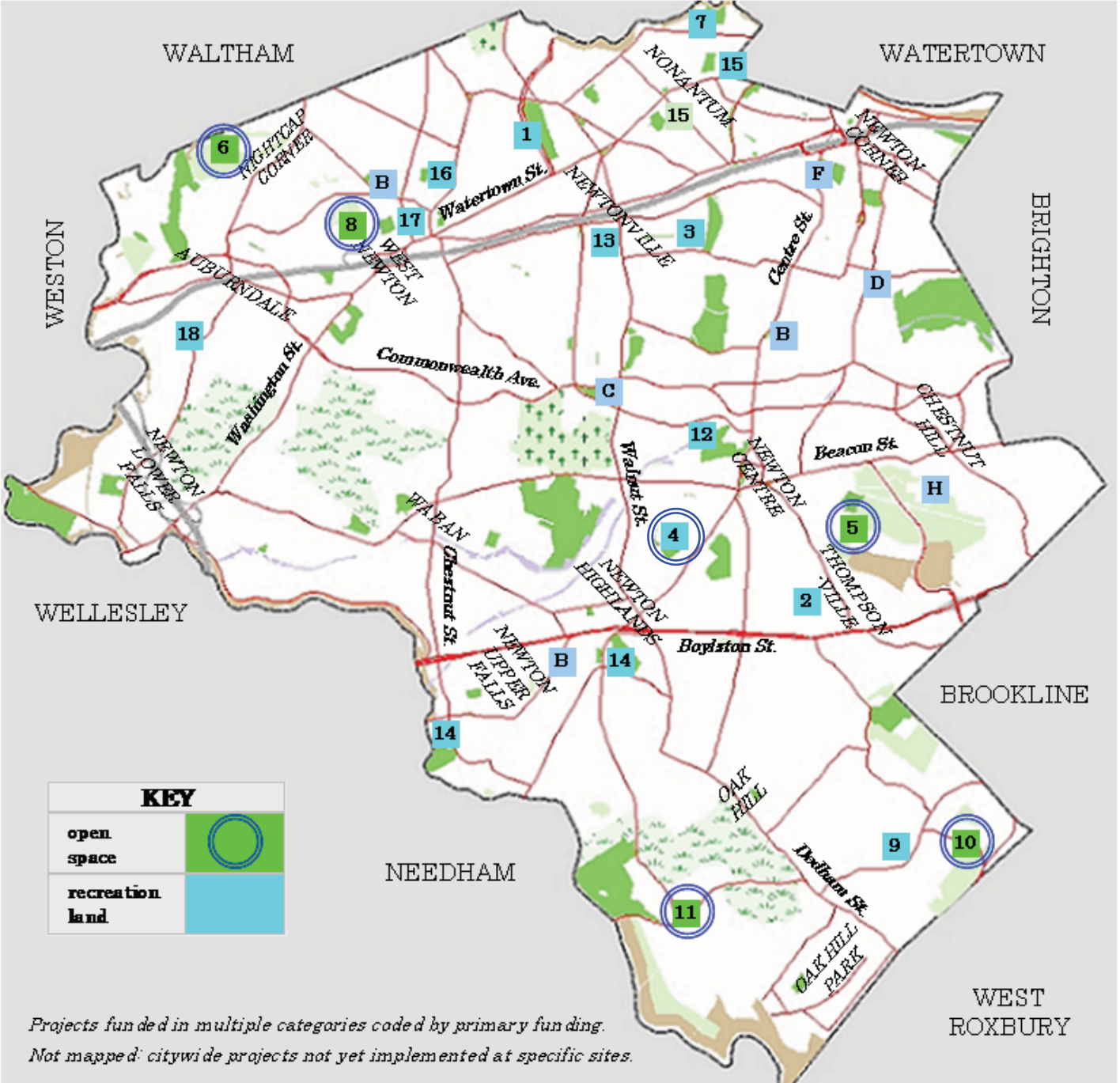
**Major streets**

**NEWTON VILLAGES or NEIGHBORHOODS**

**BORDERING CITY/TOWN**

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM					
Historic Resources Appropriations through June 2008 (Fiscal 2008), by Project Title					
MAP Number	PROJECT TITLE	Amounts Appropriated, by Resource			
		Community Housing	Historic Resources	Open Space	Recreation
1	BRIGHAM HOUSE		\$539,700		
2	CITY ARCHIVES		\$151,846		
3	CITY HALL Balustrade		\$150,660		
	CITY HALL Landscape		\$40,650		
	CITY HALL Lighting		\$121,200		
	CITY HALL Windows		\$119,400		
	CITY HALL War Memorial Auditorium Stairs Restoration Plan		\$15,000		
4	CIVIL WAR MONUMENT Restoration Plan		\$15,000		
5	CRAFTS STREET STABLE Plan		\$30,000		
6	DURANT-KENRICK HOMESTEAD		\$2,795,800		
7	FARLOW & CHAFFIN PARKS		\$52,177		
8	HERITAGE LANDSCAPE INVENTORY		\$5,250	\$2,625	\$2,625
9	HISTORIC BURYING GROUNDS		\$445,672		
10	HOUGHTON GARDEN		\$90,000		
11	LINDEN GREEN (248 Elliot Street, community housing)	\$511,710	\$106,890		
12	LOCAL HISTORIC DISTRICTS Signage (Newtonville and Newton Upper Falls)		\$2,000		
13	NEWTON ANGINO COMMUNITY FARM		\$557,000	\$1,461,000	\$487,000
14	NEWTON CORNER LIBRARY		\$291,829		
15	NEWTON HEALTH DEPARTMENT BUILDING Plan		\$26,425		
16	WASHINGTON PARK Historic Lighting		\$131,035		
17	WEST SUBURBAN YMCA Windows		\$160,273		
<b>TOTAL FUNDING, by Resource</b>		<b>\$511,710</b>	<b>\$5,847,807</b>	<b>\$1,463,625</b>	<b>\$489,625</b>
<i>These projects preserved or restored historic resources, but none of their funding was classified as/counted toward historic resources totals.</i>					
<b>F</b>	DOLAN POND & FORTE PROPERTY (76 Webster Park, conservation land & community housing)	\$991,010		\$118,990	
<b>P</b>	NEWTON CENTRE PLAYGROUND Plan				\$67,853

**Newton Community Preservation Program**  
**Open Space & Recreation Appropriations through June 2008 (Fiscal 2008)**  
*Numbered locations keyed to table of projects.*



**Major streets**

**NEWTON VILLAGES or NEIGHBORHOODS**

**BORDERING CITY/TOWN**

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM					
Open Space and Recreation Appropriations through June 2008 (Fiscal 2008), by Project Title or Site					
MAP NUMBER	PROJECT TITLE	Amounts Appropriated, by Resource			
		<i>community housing</i>	<i>historic resources</i>	<i>open space</i>	<i>recreation</i>
1	ALBEMARLE COMMUNITY COMMONS				\$99,931
1	ALBEMARLE PARK Central Corridor Plan			\$3,396	\$30,004
2	BOWEN FIELD Irrigation				\$56,805
	BOWEN PARK Initiative (Bowen School)			\$6,170	\$198,830
3	CABOT COMMUNITY PARK Outdoor Classroom				\$68,270
1	CHEESECAKE BROOK Greenway Plan			\$2,510	\$22,590
4	CRYSTAL LAKE (20 Rogers Street and 230 Lake Avenue)		\$142,500	\$332,500	\$2,809,500
5	ELGIN STREET Conservation Restriction			\$245,000	
6	FLOWED MEADOW (including 30 Wabasso Street)			\$463,550	
7	FORTE PARK				\$500,000
8	Forte Property & DOLAN POND Conservation Area	\$991,010		\$118,990	
1	GATH POOL				\$122,475
citywide	HERITAGE LANDSCAPE INVENTORY		\$5,250	\$2,625	\$2,625
9	Kayla's Garden at MEMORIAL-SPAULDING SCHOOL				\$23,718
10	KESSELER WOODS Conservation Land			\$5,218,375	
11	NEWTON ANGINO COMMUNITY FARM		\$557,000	\$1,461,000	\$487,000
12	NEWTON CENTRE PLAYGROUND				\$67,853
13	NEWTON SENIOR CENTER PARK				\$271,210
14	NEWTON UPPER FALLS & NEWTON HIGHLANDS PLAYGROUNDS Plan				\$92,080
15	STEARNS & PELLEGRINI PARKS				\$795,825
16	WELLINGTON PARK				\$64,000
17	WEST NEWTON COMMON Irrigation				\$65,968
18	WILLIAMS SCHOOL OUTDOOR INTER-GENERATIONAL CLASSROOM				\$23,633
<b>TOTAL FUNDING for these projects, by resource</b>		\$991,010	\$704,750	<b>\$7,854,116</b>	<b>\$5,802,317</b>
<i>Funding for the following projects to preserve or restore historic landscapes not counted toward open space or recreation totals above.</i>					
C	CITY HALL LANDSCAPE		\$40,650		
D	DURANT-KENRICK HOMESTEAD, Phase 2: Landscape Preservation		\$1,270,000		
F	FARLOW & CHAFFIN PARKS		\$52,177		
B	HISTORIC BURYING GROUNDS		\$445,672		
H	HOUGHTON		\$90,000		

*City of Newton*  
***Fiscal 2008 Community Preservation Annual Report***  
**Members of Newton's Community Preservation Committee**

**CHAIR Joyce Moss** Joyce is the representative from the Planning and Development Board. She is an urban planner specializing in municipal economic development and downtown revitalization. She is employed by the Town of Needham. She also served as a member of the Framework Planning Committee for the City of Newton and now serves on the Comprehensive Planning Advisory Committee.

**VICE CHAIR Kenneth Kimmell** Ken is the representative from Wards 7 and 8 for Open Space. He is currently General Counsel for the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs. Formerly, he was a principal at the Boston firm of Bernstein, Cushner, and Kimmell, PC, where his practice emphasized land use and environmental law and litigation. Ken graduated from Wesleyan University in 1982 and obtained his J.D. degree from UCLA School of Law in 1987.

**Walter Bernheimer II** Wally is the representative from the Newton Parks and Recreation Commission, on which he has served as the Ward 5 representative for more than 20 years. In real life, he is a management consultant, serving the Direct Marketing Industry. Having lived in Newton since 1946, he attended Newton Public schools, as did his 4 children. He has been active in many community activities, and served on many business and not-for-profit boards.

**Stephen P. Fauteux** Steve is the representative from Wards 1 and 2 for Recreation. An attorney, Steve is the enforcement division chief for the State Ethics Commission, a state agency that enforces the conflict-of-interest law for state, county, and local officials.

**Dan Green** Dan is the representative from the Conservation Commission. He is a real estate developer specializing in creating environmentally sensitive communities of homes, which his company has built from Cape Cod through Coastal New Hampshire. Dan is currently working on bringing a green building program (Build Green Massachusetts) to Massachusetts to augment the state's offerings in addition to LEED. Dan has lived in Newton for almost forty years with a few years away for education and work. He is also active with The Newton Conservators.

**Nancy Grissom** Nancy is the representative from Wards 3 and 4 for historic preservation. Nancy is a Realtor® with Hammond Residential GMAC selling residential real estate. She serves on the Grievance Committee and the Education Committee of the Greater Boston Real Estate Board. She also serves on the Newton Historical Commission, the Newtonville local historic district commission, and the Auburndale local historic district commission. Nancy is also the president of the Friends of the Newton Free Library.

**Judith S. Jacobson** Judy was chair of the CPC for fiscal 2008. She is the representative for Wards 5 and 6 for Community Housing. She is an attorney specializing in affordable housing and community development. Judy is the Deputy Director and General Counsel of the Mass Housing Partnership, a statewide quasi-public agency that provides financial and technical assistance to promote the development and preservation of affordable housing.

**Charles McMillan** Charlie was Chair of the CPC for fiscal 2007. He is the representative from the Newton Historical Commission. Charlie is a real estate broker with Coldwell-Banker Hunneman and also restores property in the Newton area. He is a member of the Greater Boston Real Estate Board and serves on its professional standards committee.

**Thomas Turner** Tom is the representative of the Newton Housing Authority, where he has been a commissioner for over ten years. He is a retired Deputy Director of Railroad Operation at the MBTA. Tom also has experience with real estate development and renovation.

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# Community Preservation Program

*Project Milestones Reached in Fiscal 2008*



**Cabot  
Community Park  
opening**



**Covenant  
Residences  
opening**



**Newton  
Senior Center  
Park  
opening**



**Washington Park  
Historic Lighting  
completion**



**Webster  
Park /  
Forte  
Property**



*Habitat for Humanity groundbreaking*