

City of Newton



Setti D. Warren  
Mayor

# Community Preservation Program Annual Report for Fiscal 2009



Museum  
Archives



Museum  
Exterior  
Preservation



Warren  
House



Farlow Park Pond



Archaeology  
Survey

new  
projects



Homebuyer  
Assistance

Adopted 28 April 2010 by  
NewtonCommunity Preservation Committee

*City of Newton, Massachusetts*  
*Fiscal 2009 Community Preservation Annual Report*

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*Front cover: for more information about this year’s new projects, see pages 5-6.*

**Additional Copies**

Copies of this *Fiscal 2009 Annual Report*, of Newton’s *Community Preservation Plan* – including current funding *Priorities* & long-term funding *Guidelines*, and of the *Proposal & Project Handbook* (proposal form & instructions) are available upon request from:

Alice E. Ingerson, Community Preservation Program Manager,  
*phone* 617.796.1144 or *email* [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov)

**Online Resources**

All of the documents above are also available from the  
Newton Community Preservation Program web site:

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

# City of Newton, Massachusetts Fiscal 2009 Community Preservation Annual Report

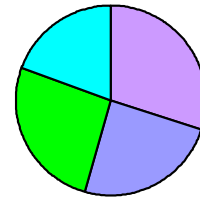
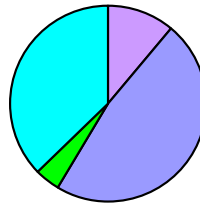
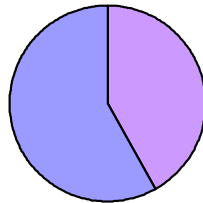
## Acknowledgements

The Community Preservation Committee would like to express its appreciation to the many groups and individuals critical to the program’s success, including: the Board of Aldermen, President Lisle Baker, Chair Cheryl Lappin 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; 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 the five boards from which CPC draws part of its membership — the Conservation Commission, the Historical Commission, the Housing Authority, the Parks and Recreation Commission, and the Planning and Development Board.

Beyond City government, the CPC appreciates the watchful eyes and thoughtful comments of 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.

## Cumulative Achievements

Appropriations by Resource						
KEY	LAST FULL YEAR		LAST 3 YEARS		CUMULATIVE	
	Fiscal 2009		Fiscal 2007-2009		Fiscal 2003-2009	
housing	42%	\$968,800	11%	\$968,800	30%	\$8,973,739
historic	58%	\$1,335,994	48%	\$4,213,334	24%	\$7,326,301
open space	0%	\$0	4%	\$358,600	26%	\$7,854,116
recreation	0%	\$0	37%	\$3,284,500	19%	\$5,802,317
	100%	<b>\$2,304,794</b>	100%	<b>\$8,825,234</b>	100%	<b>\$29,956,473</b>



Newton, Massachusetts Community Preservation Program Cumulative Achievements, 2003-June 2009 (Fiscal 2009)		
resource	projects	description
community housing	17	<b>96 units</b> acquired or created, with a total of <b>149 bedrooms</b> including 3 group homes, where 1 bedroom = 1 unit
historic resources	27	<b>20 historic buildings or landscapes</b> preserved or restored, plus <b>2 first-ever citywide inventories</b> of historic landscapes & archaeological resources site-specific projects for buildings with a total floor area of 298,468 square feet and landscapes with a total area of almost 27 acres
open space	11	<b>over 71 acres</b> acquired or preserved, at <b>8 sites</b>
recreation land	19	<b>almost 62 acres</b> acquired or preserved, at <b>19 sites</b>
sites	at <b>59 different sites</b> (more than 1 project or phase may have been funded at each site)	

## About the Community Preservation Act & Newton's Program

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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.

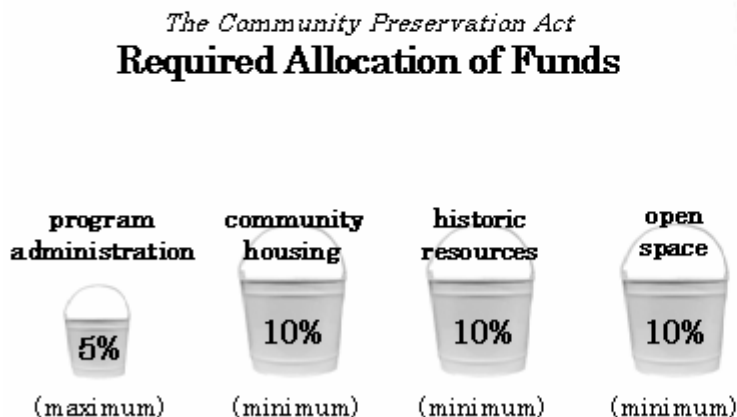
Newton voters adopted the Community Preservation Act by referendum at the very start of the statewide program, in 2001, and voted to raise the local share of their Community Preservation Fund through a 1% surcharge on property taxes. The following example illustrates the amount of this surcharge for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

<b>Newton Community Preservation Surcharge, 2009</b>	
median-priced house in Newton	\$725,000
2009 residential tax rate	\$9.96 per \$1,000 of assessed value
annual property tax for median-priced house	\$7,221
<b>community preservation surcharge for median-priced house</b>	<b>\$71.22</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 matched 67.4% of fiscal 2008 local surcharge revenue; and 34.7% of fiscal 2009 local surcharge revenue. For fiscal 2009, the *Cumulative 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:



*not to scale*



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. Short biographies for the fiscal 2009 members of Newton’s CPC appear at the end of this report.

Each CPC is charged with assessing its community’s “needs, possibilities, and resources” and then making funding recommendations to the local legislature – in Newton, the Board of Aldermen. The legislature has the sole power to appropriate funds to implement the CPC’s recommendations, but may not appropriate community preservation funds without a recommendation from the CPC. Newton’s Board of Aldermen refers all CPC funding recommendations to two or more of its own committees — including 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 “community capital,” Newton’s CPC also evaluates all proposals, and presents all completed projects, as part of a permanent “Community Preservation Portfolio.”

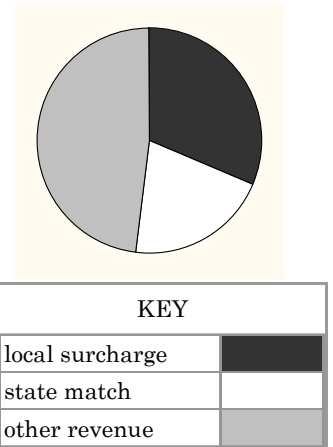
Detailed diagrams of Newton’s proposal review and project management process are available from the “Forms & Guidelines” page of the program website, at [www.ci.newton.ma.us/cpa/](http://www.ci.newton.ma.us/cpa/).

## Fiscal 2009 Highlights

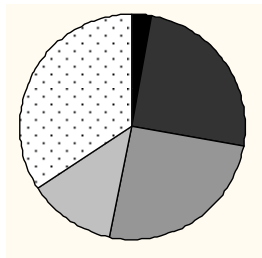
### Fiscal 2009 Sources & Uses of Funds

The following tables summarize the financial resources available to and allocated by Newton’s Community Preservation Program in fiscal 2009:

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND		Fiscal 2009
		reported
<b>REVENUE</b>		
local CPA surcharge		\$2,189,865
state matching funds		\$1,429,080
<b>additional local revenue:</b>		
fund balance forwarded from previous year		\$3,168,637
interest		\$183,081
other - tax liens		\$313,676
other - funds returned from completed or canceled projects		\$1,833,776
<b>TOTAL REVENUE</b>		<b>\$9,118,115</b>



*The unusually large amount of “other” revenue above reflects litigation results and \$2.3 million of bond revenue from fiscal 2008, which Massachusetts Dept. of Revenue (DoR) rules made available for allocation only in fiscal 2009.*



<b>EXPENDITURES</b>	
<b>PROGRAM ADMINISTRATION &amp; DEBT SERVICE</b>	
program administration	(\$130,057)
debt service for Angino Farm	(\$320,550)
debt service for Kessler Woods	(\$582,000)
debt service for 20 Rogers St.	(\$352,538)
<b>TOTAL Program Administration &amp; Debt Service</b>	<b>(\$1,385,145)</b>
<b>NEW PROJECT APPROPRIATIONS</b>	
Archaeology Survey	(\$37,750)
Farlow/Chaffin Parks	(\$40,000)
230 Lake Avenue	(\$885,000)
Newton History Museum Archives, Phase 1: Design	(\$37,500)
Newton History Museum Exterior Preservation	(\$138,244)
Newton Homebuyer Assistance Program	(\$968,800)
Warren House	(\$1,082,500)
<b>TOTAL New Appropriations</b>	<b>(\$3,189,794)</b>
<b>TOTAL Program Expenditures</b>	<b>(\$4,574,939)</b>

*This table 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 (converted from a prior Board order that authorized debt financing).*

## Fiscal 2009 New Projects Funded

<p style="text-align: center;"><b>Newton, Massachusetts</b>  <b>COMMUNITY PRESERVATION Proposals Funded in Fiscal 2009</b></p>					
<b>project title</b>	<b>project summary</b>	<b>appropriation date(s)</b>	<b>total CP funds appropriated</b>	<i>community housing</i>	<i>historic resources</i>
<b>ARCHAEOLOGY and Early Architecture SURVEY</b>	To guide future preservation and funding decisions, use above-ground data to identify probable archaeological resources in Newton; and expand and correct existing information about all pre-1820 (colonial and Federal period) architectural resources.	6/15/2009	\$37,750		\$37,750
<b>FARLOW PARK Historic Landscape Restoration, Phase 1</b>	Determine feasibility of restoring this historic park's pond, using well water. If water is found, conduct safety/mgmt study and provide restoration design for the pond.	7/14/2008	\$40,000		\$40,000
<b>NEWTON HISTORY MUSEUM ARCHIVES Preservation &amp; Enhanced Access</b>	Rehabilitate and expand the research library/archives at the Museum, to preserve existing collections, provide space for future additions to the collection, and enhance public access to the collections. <i>(Major portion of CPC-recommended funding held for construction funding, pending approval of final design.)</i>	7/21/2008	\$37,500		\$37,500
<b>NEWTON HISTORY MUSEUM EXTERIOR Preservation</b>	Restore, repair, or replace leaking roof and rotted wooden elements, then repaint the landmarked 1809 house and older wing that house the Newton History Museum.	5/18/2009	\$138,244		\$138,244
<b>Newton HOMEBUYER ASSISTANCE Program</b>	Downpayment assistance to low- and moderate-income households for purchasing a home in Newton, in return for permanent affordability restrictions.	10/6/2008	\$968,800	\$968,800	
<b>WARREN HOUSE APARTMENTS Historic Preservation</b>	Preserve and rehabilitate the historic fabric of this National Register listed 1926 junior high school, which currently includes 21 units of affordable housing, by preserving and rehabilitating the original slate roof, above-roof-line masonry and cast stone to prevent water infiltration.	6/15/2009	\$1,082,500		\$1,082,500
<b>Fiscal 2009 New Projects TOTALS</b>			<b>\$2,304,794</b>	\$968,800	\$1,335,994

*See detailed project descriptions on next page.*

## Fiscal 2009 New Projects Funded (continued)

In fiscal 2009, Newton used its Community Preservation Fund to

- ◆ Commission the first-ever survey of Newton's archaeological resources. The rich exhibit of archaeological finds from Boston's Central Artery project (the "Big Dig"), displayed at the state archives, showed that even fully developed cities or suburbs like Newton often have many more such resources than residents may realize. This survey will enable the Newton Historical Commission as well as the Community Preservation Committee to prioritize and protect these previously unrecognized resources. A side benefit of the project will be information that can be used in local history exhibits, lectures, and school programs.
- ◆ Determine the feasibility of restoring the pond that once served as a focal point in Newton Corner's historic 1880s Farlow Park, which is listed on the National Register of Historic Places. Previous community preservation funding underwrote a 2006 restoration plan for this park, guided by the U.S. Secretary of the Interior's *Standards for Cultural Landscapes*. Working with outside consultants, in 2009 the Parks and Recreation Department found a sufficient flow of water beneath the park to supply a restored pond. Other consultants are currently assessing options and costs for pond design, operation, maintenance and safety.
- ◆ Commission a design for an expanded, more accessible research library and archives at the Newton History Museum. The manuscripts and photographs in the Museum's archives are currently stored in the 1809 Jackson Homestead's older, stable/garage wing, with minimal climate control and fire protection, and in crowded conditions that make it difficult to accommodate researchers.
- ◆ Preserve and rehabilitate the roof and exterior of the 1809 Jackson Homestead, which houses the collections and programs of the Newton History Museum. A badly leaking roof has imperiled the Museum's irreplaceable collections for several years. As a result, this project is preserving not only a local landmark building, also listed on the National Register of Historic Places, but also many of the Museum's historically significant artifacts and works of art.
- ◆ Provide a third phase of funding for the Newton Homebuyer Assistance Program, which offers a maximum of \$115,000 per household to help low- and moderate-income families purchase homes in Newton. In return for this assistance, the City of Newton receives permanent deed restrictions on each property, ensuring that it will remain affordable in the future.
- ◆ Preserve and rehabilitate the historic slate roof and decorative cast-stone elements of the former Warren Junior High School, constructed in 1926 and listed on the National Register of Historic Places. The Newton Community Development Foundation led the successful conversion of this building to rental housing in 1992, creating in the process 21 units of deed-restricted affordable housing. By 2008-09, cumulative deterioration and water damage above the roofline had begun toppling large chunks of cast stone from the building's roof onto sidewalks below. Community preservation funding will allow Warren House to regain its place as a visible symbol of Newton's long commitment to public education, adaptive reuse, and affordable housing.



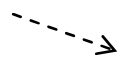
## Cumulative Program Review, Fiscal 2003-09

See also the summary of cumulative achievements on page 1 of this report.

### Funds by Source

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM All Sources of Funding, Fiscal 2002-08 \$ in millions								
<i>fiscal year:</i>	Fy02	Fy03	Fy04	Fy05	Fy06	Fy07	Fy08	Fy09
local revenue from CPA surcharge	\$1.52	\$1.77	\$1.82	\$1.87	\$1.98	\$2.03	\$2.11	\$2.19
state matching funds	\$0.00	\$1.59	\$1.76	\$1.83	\$1.90	\$1.97	\$2.05	\$1.43
local investment & other income (including unspent project funds returned)	\$0.01	\$0.05	\$0.08	\$0.26	\$0.36	\$0.35	\$0.36	\$2.33
proceeds from the sale of bonds	\$0.00	\$0.00	\$5.00	\$1.50	\$0.00	\$0.00	\$2.30	\$0.00
fund balance carried forward from previous yr	\$0.00	\$0.00	\$0.00	\$0.00	\$1.58	\$0.00	-\$0.80	\$3.17
<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>	<b>\$9.12</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 FUND BALANCES:* 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 and 2010, for communities that adopted a local surcharge of less than the maximum 3 percent, the state match for the previous year's local surcharge revenue declined to 67.4% and then to 34.7%. 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 delecting 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 full debt service schedules on next page.*

## Debt-Service Schedules

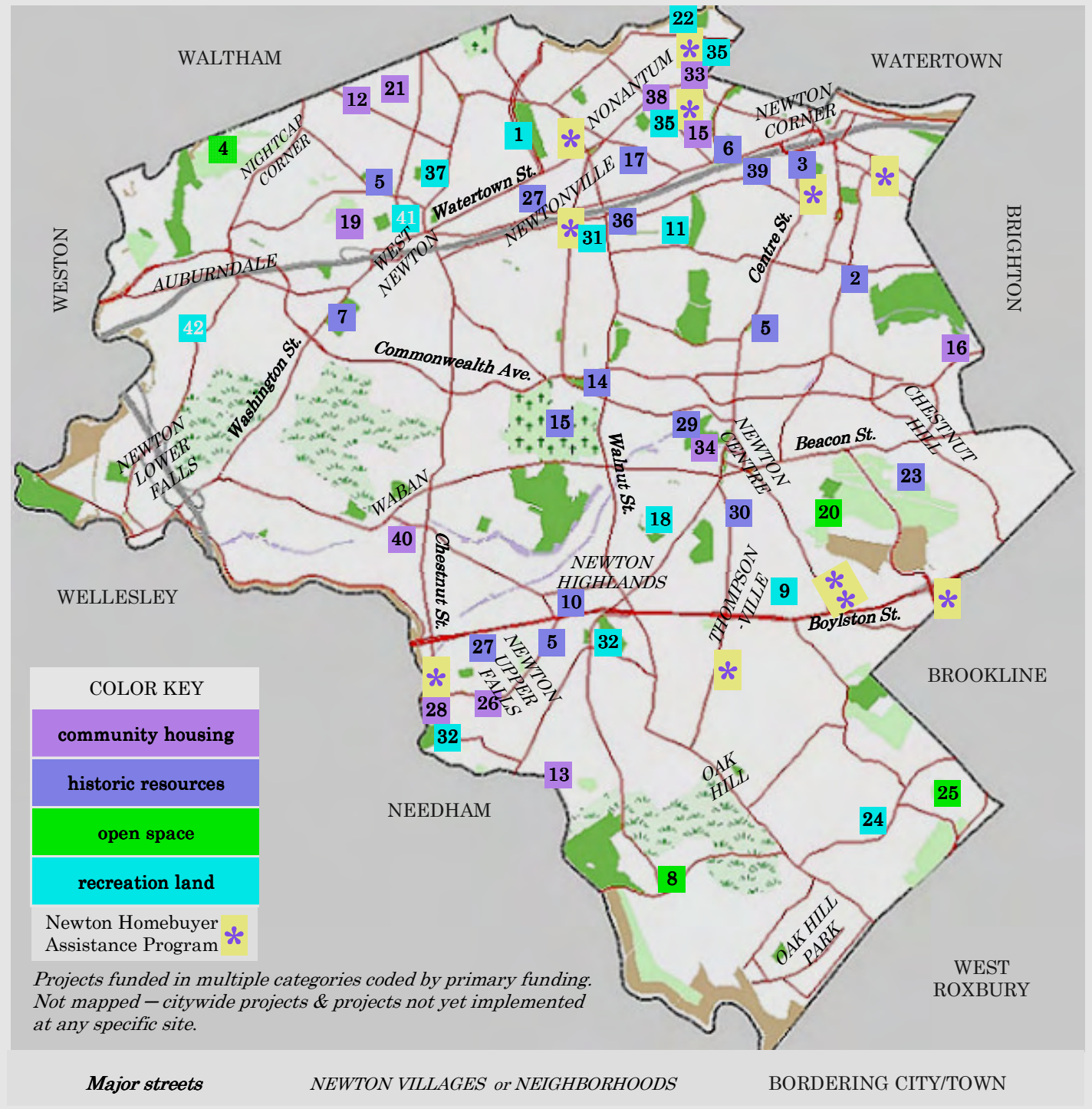
City of Newton, Massachusetts							
DEBT-FINANCED COMMUNITY PRESERVATION PROJECTS							
Project Title	<i>DEBT SERVICE SCHEDULES</i>						
	<i>fy04</i>	<i>fy05</i>	<i>fy06</i>	<i>fy07</i>	<i>fy08</i>	<i>fy09</i>	<i>fy10</i>
Angino Farm {2}	no payments		\$349,050	\$339,300	\$329,550	\$320,550	\$311,250
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>

## Newton Community Preservation Program

### Cumulative Appropriations through June 2009 (Fiscal 2009)

*Numbered locations keyed to table of projects.*



*See also the summary of cumulative program achievements on p. 1 of this report.*

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-09								
MAP Number	project title	funds appropriated						bonded?
		date(s)	total	housing	historic resources	open space	recreation	
<b>ACTIVE FUNDED PROJECTS Below</b>								
1	ALBEMARLE COMMUNITY COMMONS	7/14/2003	\$99,931				\$99,931	
—	ARCHAEOLOGY SURVEY	6/15/2009	\$37,750		\$37,750			
1	CHEESECAKE BROOK Greenway Plan	6/5/2006	\$25,100			\$2,510	\$22,590	
2	DURANT-KENRICK HOMESTEAD, 1: Building Restoration & Rehabilitation	6/4/2007	\$1,447,300		\$1,447,300			
2	DURANT-KENRICK HOMESTEAD, 2: Landscape Preservation	8/13/2007	\$1,270,000		\$1,270,000			
3	FARLOW PARK Historic Pond Plan	7/14/2008	\$40,000		\$40,000			
4	FLOWED MEADOW, 3: Boardwalk Plan	4/19/2005	\$30,700			\$30,700		
5	HISTORIC BURYING GROUNDS, 1: Gravestone Preservation & Restoration	4/22/2003	\$188,277		\$188,277			
5	HISTORIC BURYING GROUNDS, 2A: Tomb Preservation & Restoration	4/19/2005	\$257,395		\$257,395			
6	MUSEUM ARCHIVES Plan	7/21/2008	\$37,500		\$37,500			
6	MUSEUM EXTERIOR Preservation	5/18/2009	\$138,244		\$138,244			
*	Newton HOMEBUYER ASSISTANCE Program	5/17/2004, 3/20/2006, 10/6/2008	\$1,677,050	\$1,677,050				
7	WARREN HOUSE Historic Preservation	6/15/2009	\$1,082,500		\$1,082,500			
<b>TOTAL - Active Funded Projects</b>			<b>\$6,331,747</b>	<b>\$1,677,050</b>	<b>\$4,498,966</b>	<b>\$33,210</b>	<b>\$122,521</b>	

Continued on next page.



## Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-09

MAP Number	project title	funds appropriated						bonded?	funds spent as of January 2010
		date(s)	total	housing	historic resources	open space	recreation		
<b>COMPLETED PROJECTS Below</b>									
8	ANGINO FARM	12/6/2004, 5/15/2006	\$2,505,000		\$557,000	\$1,461,000	\$487,000	B	\$2,369,967
9	BOWEN FIELD Irrigation	5/5/2003	\$56,805				\$56,805		\$56,805
9	BOWEN PARK INITIATIVE (Bowen School)	3/6/2006	\$205,000			\$6,170	\$198,830		\$194,845
10	BRIGHAM HOUSE Preservation & Rehabilitation	3/15/2004, 6/19/2006, 12/21/2009	\$554,950		\$554,950				\$516,443
11	CABOT COMMUNITY PARK Outdoor Classroom	5/17/2004	\$68,270				\$68,270		\$68,270
12	CAMBRIA ROAD, 11-13	4/18/2006	\$351,025	\$351,025					\$350,850
12	CAMBRIA ROAD, 18-20	4/9/2003	\$200,000	\$200,000					\$200,000
13	CHRISTINA STREET, 90 Homebuyer Assistance	4/9/2003, 4/20/2004	\$1,250	\$1,250					\$1,250
14	CITY ARCHIVES Preservation	4/17/2007, 5/19/2008	\$151,846		\$151,846				\$112,212
14	CITY HALL Balustrade Preservation	5/19/2003, 5/17/2004	\$150,660		\$150,660				\$100,500
14	CITY HALL LANDSCAPE Plan	6/20/2005, 8/8/2005	\$40,650		\$40,650				\$40,650
14	CITY HALL LIGHTING Restoration	5/19/2003, 5/17/2004	\$121,200		\$121,200				\$110,600
14	CITY HALL WAR MEMORIAL AUDITORIUM STAIRS Plan	5/16/2005	\$15,000		\$15,000				\$15,000
14	CITY HALL WINDOWS Rehabilitation	5/19/2003	\$119,400		\$119,400				\$119,400
15	CIVIL WAR MONUMENT Plan	5/16/2005	\$15,000		\$15,000				\$13,161
16	COVENANT RESIDENCES	5/1/2006	\$1,207,825	\$1,207,825					\$907,650

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**Newton, Massachusetts  
COMMUNITY PRESERVATION Funded Projects, Fy03-09**

MAP Number	project title	funds appropriated						bonded?	funds spent as of January 2010
		date(s)	total	housing	historic resources	open space	recreation		
<b>COMPLETED PROJECTS Below</b>									
17	CRAFTS STREET STABLE Plan	9/18/2006	\$30,000		\$30,000				\$21,059
18	CRYSTAL LAKE (20 Rogers Street)	5/21/2007	\$2,334,500				\$2,334,500	B	\$2,323,214
18	CRYSTAL LAKE (230 Lake Avenue)	4/7/2008, 11/17/08	\$885,000		\$88,500	\$134,064	\$662,436		\$885,000
19	DOLAN POND & FORTE PROPERTY (76 Webster Park)	7/14/2003, 9/7/2003	\$1,110,000	\$991,010		\$118,990			\$1,106,749
2	DURANT-KENRICK HOMESTEAD Plan	4/18/2006	\$78,500		\$78,500				\$78,396
20	ELGIN STREET Conservation Restriction	4/7/2003	\$245,000			\$245,000			\$242,541
21	FALMOUTH ROAD, 20-22 & JACKSON ROAD, 163	4/4/2005	\$550,000	\$550,000					\$550,000
3	FARLOW & CHAFFIN PARKS Plan	8/8/2005	\$52,177		\$52,177				\$50,885
4	FLOWED MEADOW (30 Wabasso Street)	10/15/2007	\$358,600			\$358,600			\$358,600
4	FLOWED MEADOW, 2: Access	4/7/2003	\$74,250			\$74,250			\$54,373
22	FORTE PARK	12/16/2002	\$500,000				\$500,000		\$489,225
1	GATH POOL	6/20/2005, 8/8/2005	\$122,475				\$122,475		\$122,392
—	HERITAGE LANDSCAPE INVENTORY	4/22/2008	\$10,500		\$5,250	\$2,625	\$2,625		\$9,515
23	HOUGHTON GARDEN	3/15/2004, 4/19/2005	\$90,000		\$90,000				\$81,557
24	KAYLA'S GARDEN (Memorial-Spaulding School)	6/16/2003	\$23,718				\$23,718		\$22,865
25	KESSELER WOODS	3/6/2003, 6/2/2003, 11/17/2003, 3/15/2004	\$5,218,375			\$5,218,375		B	\$5,086,231
26	LINDEN GREEN (248 Elliot Street)	11/15/2004, 3/20/2006	\$618,600	\$511,710	\$106,890				\$618,600

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**Newton, Massachusetts  
COMMUNITY PRESERVATION Funded Projects, Fy03-09**

MAP Number	project title	funds appropriated						bonded?	funds spent as of January 2010
		date(s)	total	housing	historic resources	open space	recreation		
<b>COMPLETED PROJECTS Below</b>									
27	LOCAL HISTORIC DISTRICTS (Newtonville and Newton Upper Falls)	3/15/2004	\$2,000		\$2,000				\$1,108
28	MILLHOUSE COMMONS (1093 Chestnut Street)	8/8/2005	\$738,383	\$738,383					\$738,383
29	NEWTON CENTRE PLAYGROUND Plan	8/8/2005	\$67,853		\$67,853				\$60,186
3	NEWTON CORNER LIBRARY	7/14/2003, 4/4/2005, 9/19/2005	\$291,829		\$291,829				\$274,661
30	NEWTON HEALTH DEPARTMENT BUILDING Plan	3/6/2006	\$26,425		\$26,425				\$18,962
31	NEWTON SENIOR CENTER PARK	4/4/2005	\$271,210				\$271,210		\$270,114
32	NEWTON UPPER FALLS & NEWTON HIGHLANDS PLAYGROUNDS Plan	6/5/2006	\$92,080				\$92,080		\$76,500
33	NONANTUM VILLAGE PLACE (241 Watertown Street)	4/9/2003	\$850,000	\$850,000					\$850,000
34	PELHAM HOUSE (45 Pelham Street)	8/11/2003, 11/15/2004	\$311,936	\$311,936					\$311,936
35	STEARNS & PELLEGRINI PARKS Plan	4/20/2004	\$30,000				\$30,000		\$24,546
36	WASHINGTON PARK Historic Lighting	5/16/2005	\$131,035		\$131,035				\$126,629
37	WELLINGTON PARK	4/4/2005	\$64,000				\$64,000		\$57,798
38	WEST STREET, 19	4/20/2004	\$263,000	\$263,000					\$263,000
39	WEST SUBURBAN YMCA Window Restoration	2/7/2005	\$160,273		\$160,273				\$160,273
40	WYMAN STREET, 52-54	4/19/2005	\$1,000,000	\$1,000,000					\$1,000,000
<b>TOTAL - Completed Projects</b>			<b>\$22,365,600</b>	<b>\$6,976,139</b>	<b>\$2,856,438</b>	<b>\$7,619,074</b>	<b>\$4,913,949</b>		<b>\$21,512,901</b>

Continued on next page

**Newton, Massachusetts  
COMMUNITY PRESERVATION Funded Projects, Fy03-09**

MAP Number	project title	funds appropriated						bonded?	funds spent as of January 2010
		date(s)	total	housing	historic resources	open space	recreation		
<b>CLOSED or CANCELLED PROJECTS Below</b>									
—	<b>ACCESSORY APARTMENT INCENTIVE PROGRAM</b> (funds spent to manage 18-mo.pilot project, no apts. created)	3/6/2006, 2/19/2008	<b>\$320,550</b>	\$320,550					\$46,416
1	<b>ALBEMARLE PARK CENTRAL CORRIDOR Plan</b>	6/5/2006	<b>\$33,400</b>			\$3,396	\$30,004		\$0
35	<b>STEARNS &amp; PELLEGRINI PARKS Construction</b>	5/15/2006	<b>\$765,825</b>				\$765,825		\$0
41	<b>WEST NEWTON COMMON Irrigation</b> (funds spent to drill exploratory well; no water found)	5/17/2004	<b>\$65,968</b>				\$65,968		\$8,490
42	<b>WILLIAMS SCHOOL OUTDOOR CLASSROOM Plan</b>	4/18/2006	<b>\$23,633</b>				\$23,633		\$0
<b>TOTAL - Closed Projects</b>			<b>\$1,209,376</b>	\$320,550	\$0	\$3,396	\$885,430		\$54,906
<b>TOTAL - All Projects</b>			<b>APPROPRIATED</b> <b>\$29,906,723</b>	\$8,973,739	\$7,355,404	\$7,655,680	\$5,921,900		<b>SPENT</b> <b>\$23,411,902</b>

## Newton's Fiscal 2009 Community Preservation Committee

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**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.

**Zack Blake** Zack is the appointee of the Newton Historical Commission. He is a Project Manager & Financial Management Analyst for the Massachusetts Department of Revenue, Division of Local Services, a state agency that provides technical assistance and identifies best practices in the management of municipal finances for cities and towns.

**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.

**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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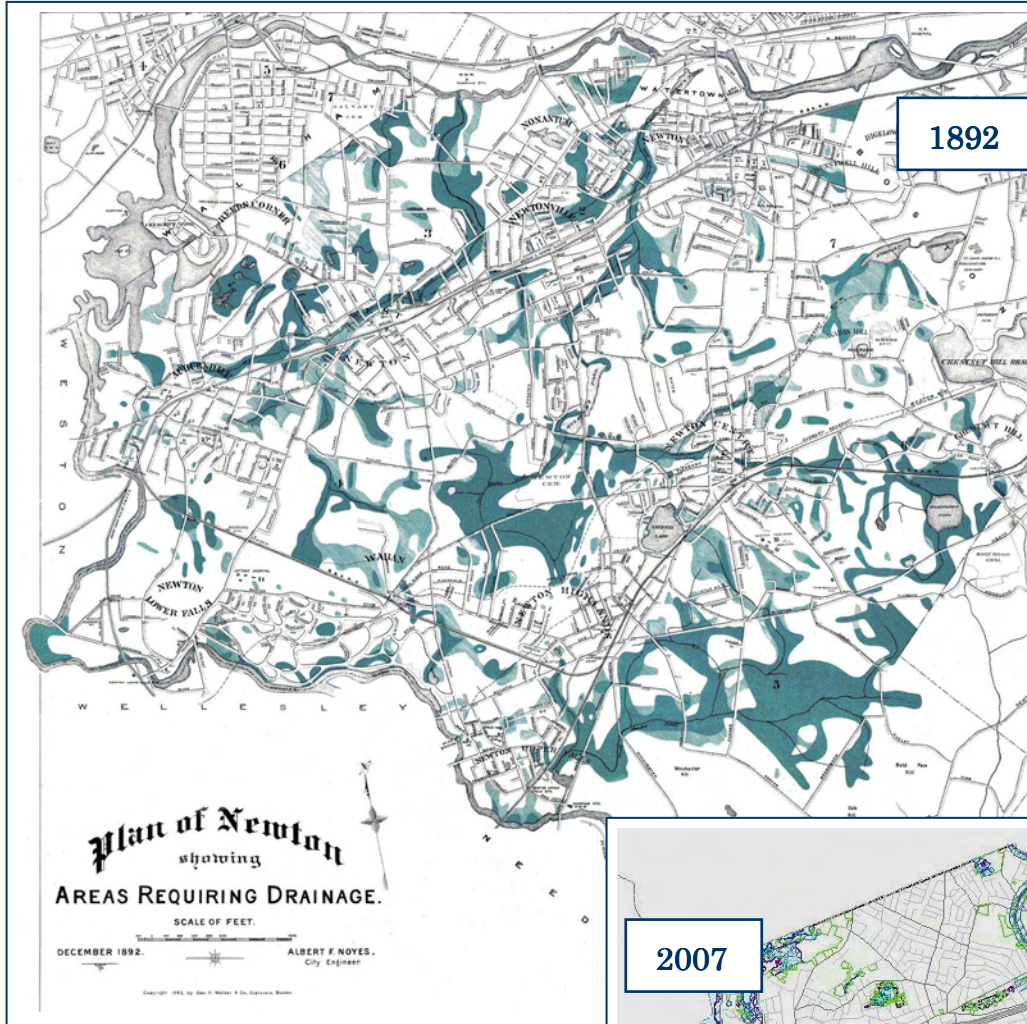
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# City of Newton, Massachusetts Community Preservation Program

*Open Space & History*

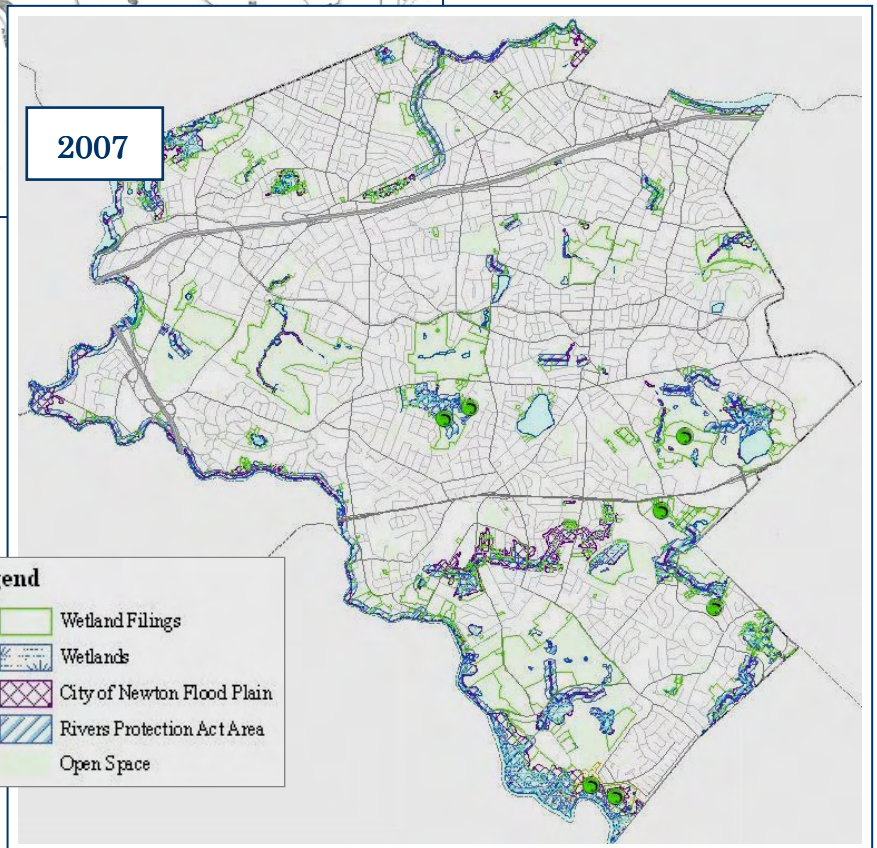


Many historic maps of Newton, including the 1892 one at left, are now available from the City's website, thanks to the CP-funded City Archives project.

To see these maps, go to this webpage:  
[www.newtonma.gov/MIS/GIS/maplist/index.htm](http://www.newtonma.gov/MIS/GIS/maplist/index.htm)

and click on this banner:  
**Historic Maps of Newton**

Over the past 120 years, we have ditched, drained, filled or put into pipes many of the natural streams, floodplains and wetlands that once stored Newton's floodwater.



Legend			
	Certified Vernal Pools		Wetland Filings
	Conservation Restrictions		Wetlands
	Wetland Restrictions		City of Newton Flood Plain
	Lakes & Rivers		Rivers Protection Act Area
	Rare Species Habitat		Open Space