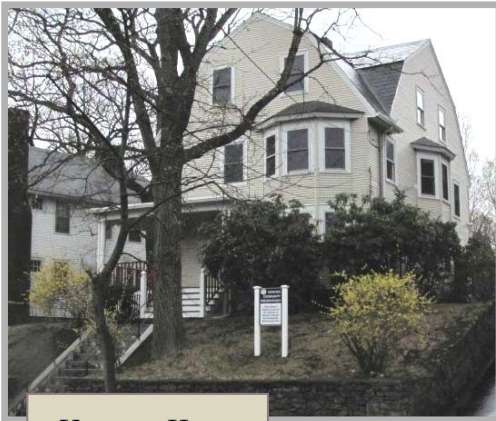


City of Newton



Setti D. Warren
Mayor

Community Preservation Program Annual Report for Fiscal 2010



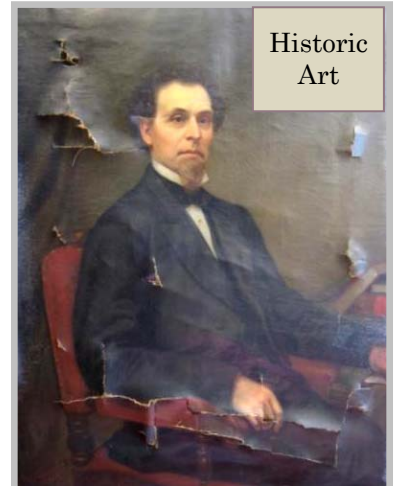
Veteran House
(housing)



City
Archives



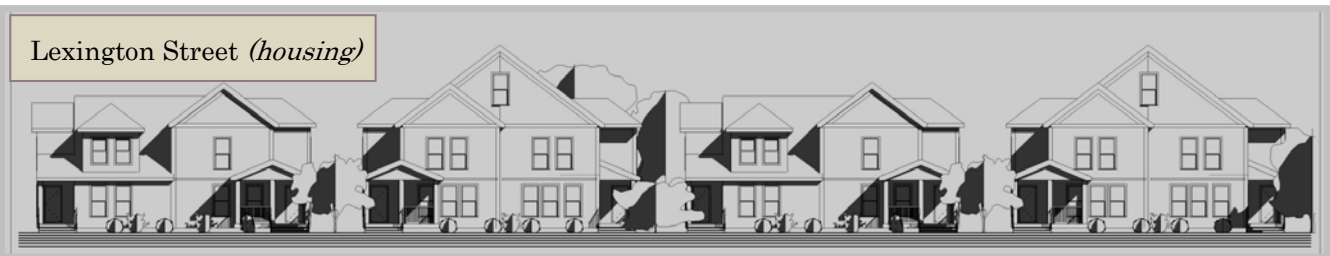
Angino Farm
Barn - Interior



Historic
Art



new
projects



Lexington Street *(housing)*

City of Newton, Massachusetts
Fiscal 2010 Community Preservation Annual Report

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The front cover of this report features this year’s new projects. For more information, see pages 5-6.

Additional Copies

Copies of this *Fiscal 2010 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

Online Resources

All documents above, with full-color graphics and photographs, are also available from the Newton Community Preservation Program web site:

www.newtonma.gov/cpa

**City of Newton, Massachusetts
Fiscal 2010 Community Preservation Annual Report**

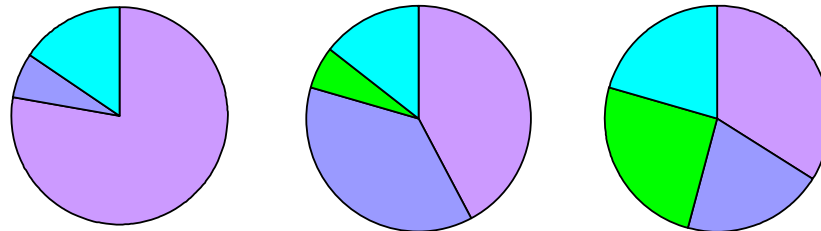
Acknowledgements

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 Scott Lennon, Chair Susan Albright and Vice Chair Brian Yates of the Aldermanic Committee on Community Preservation, Chair Leonard Gentile and Vice Chair John Freedman of the Aldermanic Finance Committee, and members of both committees; Mayor Setti Warren, Planning Director Candace Havens and members of the Planning and Development Department, City Solicitor Donnalyn Kahn and members of the Law 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 Summary

Newton Community Preservation Program APPROPRIATIONS by RESOURCE						
KEY	LAST FULL YEAR Fiscal 2010		LAST 3 YEARS Fiscal 2008-2010		CUMULATIVE Fiscal 2003-2010	
housing	78%	\$2,421,000	42%	\$3,389,800	34%	\$10,425,939
historic	7%	\$206,040	37%	\$2,982,860	20%	\$6,196,347
open space	0%	\$0	6%	\$495,289	26%	\$7,854,116
recreation	16%	\$482,800	14%	\$1,147,861	20%	\$6,285,117
	100%	\$3,109,840	100%	\$8,015,810	100%	\$30,761,519



Newton Community Preservation Program CUMULATIVE ACHIEVEMENTS, 2003-June 2010		
resource	projects	description
community housing	16	111 units acquired or created, with a total of 190 bedrooms including 3 group homes, where 1 bedroom = 1 unit
historic resources	29	20 historic buildings or landscapes preserved or restored 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
		2 first-ever citywide inventories: of historic landscapes & archaeological resources
		3 archives & art projects: have preserved irreplaceable documents or works of art and have digitized historic vital records, maps & atlases, and directories
open space	11	over 71 acres acquired or preserved, at 8 sites
recreation land	20	almost 62 acres acquired or preserved, at 19 sites
TOTAL	61 sites	<i>more than 1 project or phase has often been funded at each site</i>

About the Community Preservation Act & Newton's Program

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.

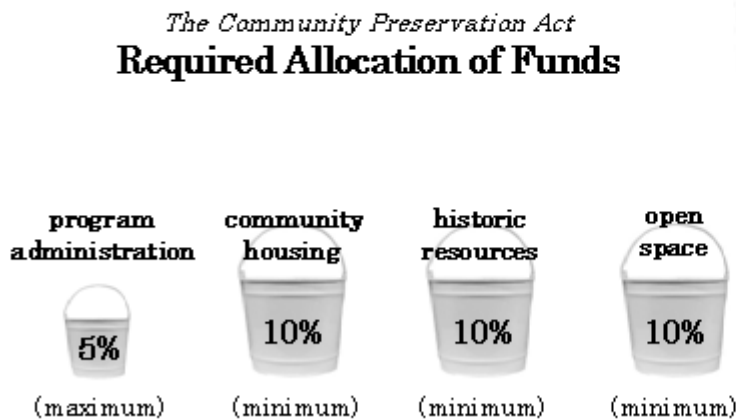
Newton voters adopted the Community Preservation Act by referendum at the very start of the statewide program, in 2001, and voted to raise the local share of their Community Preservation Fund through a 1% surcharge on property taxes. The following example illustrates the amount of this surcharge for the owner of a median-priced Newton house in 2010:

Newton Community Preservation Surcharge, 2010	
median-priced single-family house in Newton	\$735,000
2010 residential tax rate	\$10.41 per \$1,000 of assessed value
annual property tax for median-priced house	\$7.651
community preservation surcharge for median-priced single-family house	\$76.51

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. Since then, the state match has declined steadily. In fiscal 2010, Newton received state funds equivalent to 34.7% of its fiscal 2009 local surcharge revenue. The *Cumulative Review* section of this report summarizes all state matching funds received by Newton to date.

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> ALLOWABLE USES OF FUNDS				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
acquire	YES	YES	YES	YES
create	YES	NO	YES	YES
preserve	YES	YES	YES	YES
support	YES	NO	NO	NO
rehabilitate/restore	YES, IF ...	YES	YES, IF ...	YES, IF ...

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 “Guidelines & Forms” page of Newton’s CPA website, at 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 (CPC), with members representing the Conservation Commission, the Planning and Development Board, the Housing Authority, the Historical Commission, and the Parks and Recreation Commission. Newton’s CPC has four optional additional members appointed by the Mayor, representing the City’s various neighborhoods as well as the fundable resources. Short biographies for the fiscal 2010 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 only appropriate funds up to the amounts and for the purposes recommended by 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 recommended appropriations.

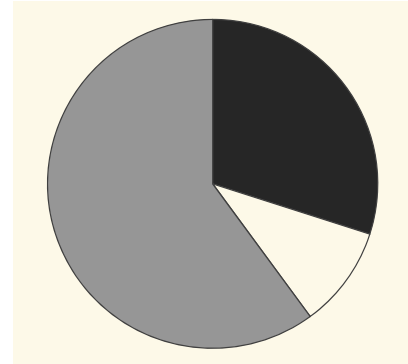
Each proposal is thoroughly scrutinized not only for its eligibility under the Act, but also for its fit with overall community priorities and its long-term sustainability. In keeping with the intention of the CPA as a source of long-term investments in “community capital,” Newton’s CPC also evaluates 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 “Guidelines & Forms” page of the program website, at www.ci.newton.ma.us/cpa/.

Fiscal 2010 Highlights

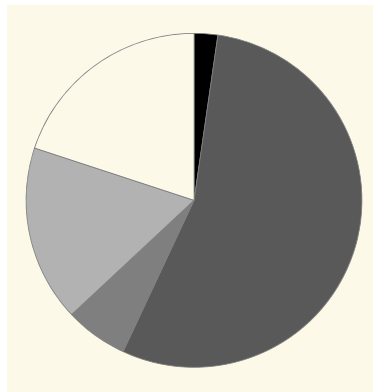
Fiscal 2010 Sources & Uses of Funds

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	Fiscal 2010 Reported
REVENUE	
local CPA surcharge	\$2,288,624
state matching funds	\$763,914
additional local revenue:	
fund balance forwarded from previous year	\$4,543,176
interest	\$46,745
TOTAL REVENUE	\$7,650,357



KEY

local surcharge	
state match	
other revenue	



KEY

administration
housing
historic
open space
recreation

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	Fiscal 2010 Reported
EXPENDITURES	
PROGRAM ADMINISTRATION & DEBT SERVICE	
program administration	(\$100,845)
debt service for Angino Farm <i>(final payment in fiscal 2010)</i>	(\$311,250)
debt service for Kessler Woods <i>(final payment in fiscal 2014)</i>	(\$569,500)
debt service for 20 Rogers St. <i>(final payment in fiscal 2017)</i>	(\$337,238)
NEW PROJECT APPROPRIATIONS by Board of Aldermen	
in FISCAL 2010	
Angino Farm Barn <i>(historic resources & recreation)</i>	(\$568,000)
Brigham House - Supplemental <i>(historic resources)</i>	(\$15,250)
City Archives - Combined <i>(historic resources)</i>	(\$36,545)
City Hall Historic Art <i>(historic resources)</i>	(\$5,200)
2148 Commonwealth Avenue <i>(Veteran House - community housing)</i>	(\$375,000)
192 Lexington Street <i>(community housing)</i>	(\$2,046,000)
Museum Archives <i>(supplemental design funds - historic resources)</i>	(\$63,845)
TOTAL PROGRAM EXPENDITURES	(\$4,428,673)

Fiscal 2010 Projects Funded

Newton, Massachusetts COMMUNITY PRESERVATION New Project Funding in Fiscal 2010						
project title	project summary	CP funds appropriated		housing	historic resources	recreation
		date(s)	total			
ANGINO FARM Barn Rehabilitation	Convert interior of the farm's late 19th-century barn for use as fully accessible space for the farm's community-supported agriculture program.	3/15/2010	\$568,000		\$85,200	\$482,800
BRIGHAM HOUSE - Supplemental	Additional funding to complete rehabilitation of this historic building, former home of the founders of Brigham's Ice Cream & later used as Newton Highlands Branch Library, now used as a youth center.	12/21/2009	\$15,250		\$15,250	
CITY ARCHIVES - Combined	Preserve and digitize city directories for 1868-1934 and at-risk manuscript and archival sources from the 19th and early 20th centuries, primarily held at the Newton Free Library.	3/15/2010	\$36,545		\$36,545	
CITY HALL Historic Art	Restore for display the original 1870s oil portrait of Newton's first mayor, James F. C. Hyde.	5/17/2010	\$5,200		\$5,200	
192 LEXINGTON STREET Community Housing	Construct and sell 10 permanently affordable 3-bedroom homes, using sustainable design and energy conservation features. 4 units to be affordable at 95 percent of median income, 6 units at 80 percent.	10/5/2009	\$2,046,000	\$2,046,000		
MUSEUM ARCHIVES - Supplemental	Additional funding to rehabilitate the stable wing of the 1809 Jackson Homestead, which houses the Museum's research collection & archives, to: preserve existing collections, allow for future collections expansion, and enhance public access.	5/17/2010	\$63,845		\$63,845	
VETERAN HOUSE (2148-50 Commonwealth Avenue - housing)	Create rental housing for 2 families of homeless veterans, in an existing 2-family house that will be permanently deed-restricted to be affordable to households at less than 80 percent of the area median income.	5/3/2010	\$375,000	\$375,000		
Fiscal 2010 New Project Totals			\$3,109,840	\$2,421,000	\$206,040	\$482,800

See detailed project descriptions on next page.

Fiscal 2010 Projects Funded (continued)

New Projects

Angino Farm Barn This project will create a fully accessible kitchen, meeting and work spaces, and public restrooms on the main and field levels of the barn. Programs using the new kitchen will encourage kids to cook and eat vegetables as well as grow them! The Newton Farm Commission oversees the uses of this City-owned site and its buildings by the nonprofit Newton Community Farm, Inc. (NCF), under the terms of a 20-year lease. NCF restored the barn's exterior and basic structure entirely with private funds, and receives no City funding for staff or operating costs. The public can purchase produce from the farm through an annual share, at the farm stand, or at Newton's weekly Farmers' Market. The farm also donates produce to the Newton Food Pantry. For more information about the farm and NCF programs, go to <http://newtoncommunityfarm.org/>

City Archives This project was submitted collaboratively by three City departments: the Newton Free Library, the City Clerk, and the Jackson Homestead/Newton History Museum. It is the program's second project combining digitization with physical preservation, in this case for several 19th-century maps; the original manuscript of Samuel Smith's *History of Newton, Massachusetts: Town and City from Its Earliest Settlement to the Present Time, 1630-1880*; the 1845-1887 annuals of the Eliot Church in Newton Corner; early photographs of Newton Corner, Nonantum, and West Newton; and City directories from 1868-1934. These directories are among the City's most-used and therefore most at-risk historic records. They include not only names and addresses, but the relationships and occupations of the people living at each address, general information about City government and businesses, and fascinating period advertisements. Directories will be available online from www.newtonma.gov/city%20clerk/genealogy.html.

Historic Art This project will restore an 1870s formal portrait of Newton's first mayor, James F. C. Hyde of Newton Highlands, who was instrumental in Newton's decision to become a City in 1873. The portrait was painted by Nahum Onthank, who lived on Cherry Street in West Newton and whose works have been or are on exhibit at the National Academy, the Boston Athenaeum, Independence Hall in Philadelphia, the Massachusetts Historical Society, and Harvard University. The restored portrait will hang in the Aldermanic Chamber at City Hall.

192 Lexington Street (housing) This new-construction project will create 10 ownership homes, nine with 3 bedrooms and one with 2 bedrooms. Four homes will be permanently affordable to families with 95 percent of the area-wide median income; the other six will be affordable to families at 80 percent of area median income. The project includes notable sustainable design and energy conservation features. One of the homes will be fully wheelchair accessible. The site abuts the playground of an elementary school and is within walking distance of the Flowed Meadow Conservation Area.

Veteran House / 2148 Commonwealth Avenue (housing) This project will create 2 rental units that will be permanently affordable to households at less than 80 percent of the area median income, in an existing two-family house that dates from approximately 1895. Initial tenants will be the families of homeless veterans enrolled in supportive services programs offered by the federal Veterans Administration. The site is in a village center, within easy walking distance of a supermarket and other shopping and well-served by public transportation.

Supplemental Funding

In October 2009 the CPC created a new, slightly shorter process for supplemental funding requests. These requests must be submitted during the annual funding round, so the Committee can assess their potential impact on the funds available for new projects. However, the Committee recognizes that multiple requests are sometimes necessary, especially when work on historic buildings uncovers previously unknown historic fabric or rehabilitation needs. Past examples of this included the 1845 Newton Corner Library and the 1840s mill worker cottage incorporated into the Linden Green housing project in Newton Upper Falls.

Two historic buildings projects used the new supplemental funding process in fiscal 2010: **Brigham House**, built in 1886, later used as the Newton Highlands Branch Library, then remodeled for adaptive reuse, partly as a youth center; and the 1809 Jackson Homestead, where historically sensitive modifications are being designed to improve storage conditions and public access to the **Newton History Museum Archives**.

Cumulative Program Review, Fiscal 2003-10

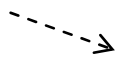
See also the summary of cumulative achievements on page 1 of this report.

Funds by Source

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM Annual Funding by Source, Fiscal 2002-10 (\$ in millions)									
<i>fiscal year:</i>	Fy02	Fy03	Fy04	Fy05	Fy06	Fy07	Fy08	Fy09	Fy10
local revenue from CPA surcharge	\$1.52	\$1.77	\$1.82	\$1.87	\$1.98	\$2.03	\$2.11	\$2.19	\$2.29
state matching funds	\$0.00	\$1.59	\$1.76	\$1.83	\$1.90	\$1.97	\$2.05	\$1.43	\$0.76
local investment & other income <i>(including unspent project funds returned)</i>	\$0.01	\$0.05	\$0.08	\$0.26	\$0.36	\$0.35	\$0.36	\$2.33	\$0.05
proceeds from the sale of bonds	\$0.00	\$0.00	\$5.00	\$1.50	\$0.00	\$0.00	\$2.30	\$0.00	\$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	\$4.54
TOTAL available resources within each year*	\$1.53	\$3.40	\$8.66	\$5.47	\$5.81	\$4.36	\$6.02	\$9.12	\$7.64

* Should not be totaled across years, because that would count the same dollars multiple times as the unspent fund balance is forwarded from year to year.

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.

Dept. of Revenue accounting rules treated revenue from bonds sold in fy08 as unavailable until fy09, producing a one-time, unusually large fund balance carried over between these two years.

Through fiscal 2008, the Commonwealth provided a 100% match for local surcharge revenue. This percentage then began declining for communities with a local surcharge of less than the maximum 3 percent. In fiscal 2010, the state provided a 35% match for Newton's fiscal 2009 local surcharge revenue.

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	\$2,654,700
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	\$6,007,115
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	\$2,827,713
TOTALS			\$10,057,875	\$8,800,000	\$10,231,653	\$11,489,528

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 deleading 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

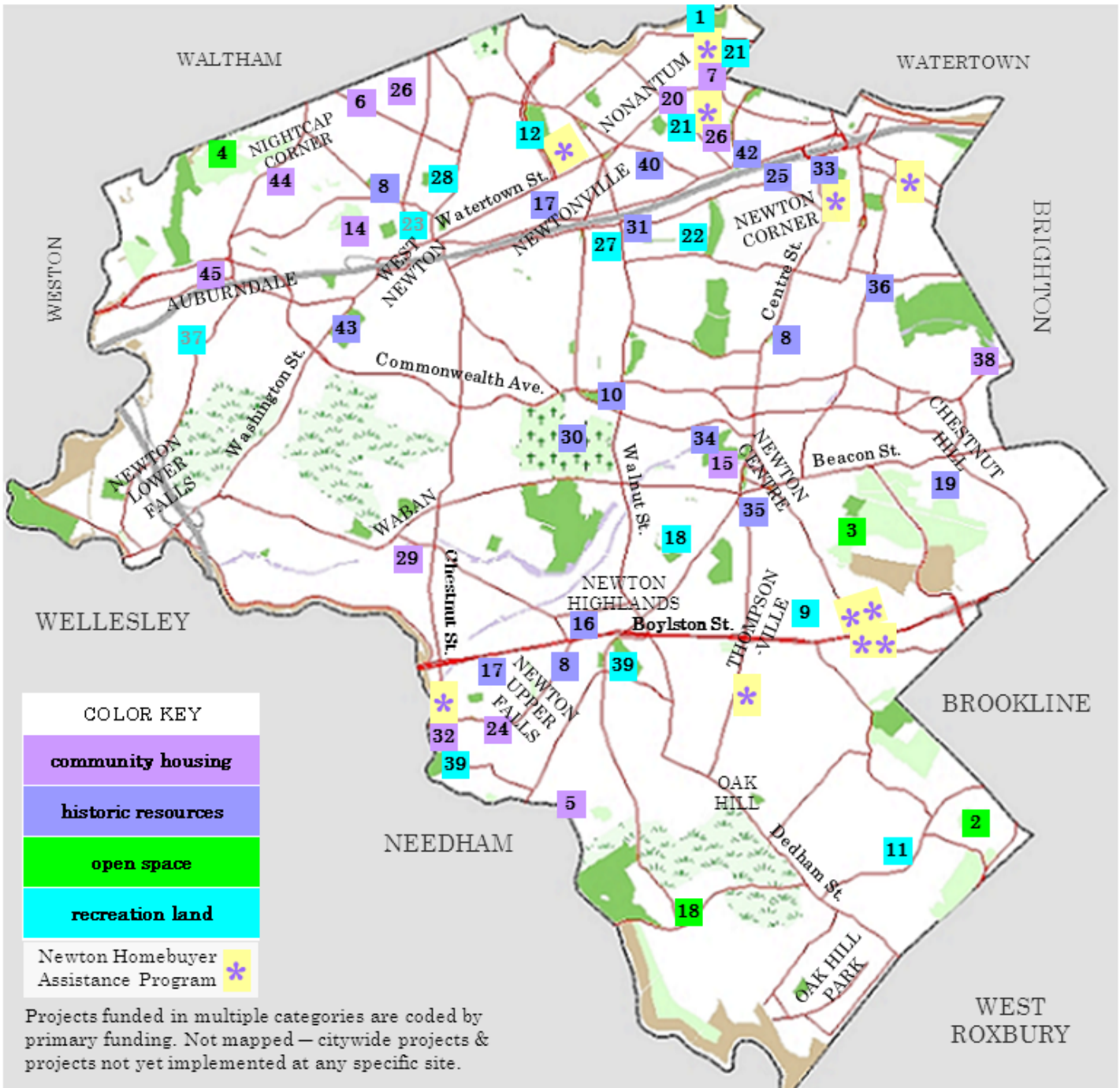
City of Newton, Massachusetts							
DEBT-FINANCED COMMUNITY PRESERVATION PROJECTS							
Project Title	<i>DEBT SERVICE SCHEDULES</i>						
	<i>fy04</i>	<i>fy05</i>	<i>fy06</i>	<i>fy07</i>	<i>fy08</i>	<i>fy09</i>	<i>fy10</i>
Angino Farm {2}	no payments		\$349,050	\$339,300	\$329,550	\$320,550	\$311,250
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
TOTALS	\$65,375	\$625,750	\$964,800	\$945,050	\$972,909	\$1,255,088	\$1,217,988

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
TOTALS	\$882,788	\$857,906	\$831,125	\$801,750	\$281,000	\$269,844	\$260,281	\$0

Newton Community Preservation Program Cumulative Appropriations through June 2010 (Fiscal 2010)

Projects numbered in roughly chronological order.

Map numbers also keyed to table of projects in alphabetical order by title.



COLOR KEY

- community housing
- historic resources
- open space
- recreation land
- * Newton Homebuyer Assistance Program

Projects funded in multiple categories are coded by primary funding. Not mapped – citywide projects & projects not yet implemented at any specific site.

Major streets

NEWTON VILLAGES or NEIGHBORHOODS

BORDERING CITY/TOWN

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-10								
MAP NUMBER	project title	CP funds appropriated						CP funds remaining Sept 2010
		date(s)	total	housing	historic resources	open space	recreation	
ACTIVE FUNDED PROJECTS Below								
12	ALBEMARLE COMMUNITY COMMONS Outdoor Classroom	7/14/2003	\$99,931				\$99,931	\$12,929
18	ANGINO FARM Barn Rehabilitation	3/15/2010	\$568,000		\$85,200		\$482,800	\$568,000
—	ARCHAEOLOGY SURVEY	6/15/2009	\$37,750		\$37,750			\$1,134
—	CITY ARCHIVES - Combined	3/15/2010	\$36,545		\$36,545			\$36,545
10	CITY HALL Historic Art Preservation	5/17/2010	\$5,200		\$5,200			\$5,200
36	DURANT-KENRICK HOMESTEAD, 1: Building Restoration & Rehabilitation	6/4/2007	\$1,447,300		\$1,447,300			\$1,447,404
36	DURANT-KENRICK HOMESTEAD, 2: Landscape Preservation	8/13/2007	\$1,270,000		\$1,270,000			\$1,270,000
33	FARLOW PARK Historic Pond Restoration Study	7/14/2008	\$40,000		\$40,000			\$1,560
4	FLOWED MEADOW Conservation Area - Boardwalk Design	4/19/2005	\$30,700			\$30,700		\$30,700
8	HISTORIC BURYING GROUNDS, 1: Gravestone Repair & Conservation	4/22/2003	\$188,277		\$188,277			\$13,076
8	HISTORIC BURYING GROUNDS, 2A: Tomb Repair & Conservation	4/19/2005	\$257,395		\$257,395			\$166,860
44	192 LEXINGTON STREET Community Housing	10/5/2009	\$2,046,000	\$2,046,000				\$2,046,000
42	MUSEUM ARCHIVES Preservation & Rehabilitation - Design	7/21/2008, 5/17/2010	\$101,345		\$101,345			\$3,029
42	MUSEUM EXTERIOR Preservation	5/18/2009	\$138,244		\$138,244			\$29,744
*	Newton HOMEBUYER ASSISTANCE Program	5/17/2004, 3/20/2006, 10/6/2008	\$1,677,050	\$968,800				\$629,631
45	VETERAN HOUSE (2148-50 Commonwealth Avenue) Community Housing	5/3/2010	\$375,000	\$375,000				\$146,898
43	WARREN HOUSE Historic Preservation	6/15/2009	\$1,082,500		\$1,082,500			\$2,501
TOTAL - Active Funded Projects			\$9,401,237	\$3,389,800	\$4,689,756	\$30,700	\$482,800	\$6,398,280

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-10									
MAP NUMBER	project title	CP funds appropriated						bonded	CP funds spent
		date(s)	total	housing	historic resources	open space	recreation		
COMPLETED PROJECTS Below									
18	ANGINO FARM Acquisition & Farmhouse De-leading	12/6/2004, 5/15/2006	\$2,505,000		\$557,000	\$1,461,000	\$487,000	B	\$2,369,967
9	BOWEN FIELD Preservation (Irrigation)	5/5/2003	\$56,805				\$56,805		\$56,805
9	BOWEN PARK INITIATIVE (Outdoor Classroom)	3/6/2006	\$205,000			\$6,170	\$198,830		\$194,845
16	BRIGHAM HOUSE Preservation & Rehabilitation	3/15/2004, 6/19/2006, 12/21/2209	\$554,950		\$554,950				\$531,693
22	CABOT COMMUNITY PARK Outdoor Classroom	5/17/2004	\$68,270				\$68,270		\$68,270
6	11-13 CAMBRIA ROAD (community housing)	4/18/2006	\$351,025	\$351,025					\$350,850
6	18-20 CAMBRIA ROAD (community housing)	4/9/2003	\$200,000	\$200,000					\$200,000
12	CHEESECAKE BROOK GREENWAY Plan	6/5/2006	\$25,100			\$2,510	\$22,590		\$22,270
5	90 CHRISTINA ST. HOMEBUYER ASSISTANCE	4/9/2003, 4/20/2004	\$1,250	\$1,250					\$1,250
10	CITY ARCHIVES - City Clerk	4/17/2007, 5/19/2008	\$151,846		\$151,846				\$112,212
10	CITY HALL Balustrade Preservation	5/19/2003, 5/17/2004	\$150,660		\$150,660				\$100,500
10	CITY HALL Historic Landscape Preservation Plan	6/20/2005, 8/8/2005	\$40,650		\$40,650				\$40,650
10	CITY HALL Historic Lighting Restoration	5/19/2003, 5/17/2004	\$121,200		\$121,200				\$110,600
10	CITY HALL War Memorial Auditorium Exterior Stairs Restoration Plan	5/16/2005	\$15,000		\$15,000				\$15,000
10	CITY HALL Historic Windows Rehabilitation	5/19/2003	\$119,400		\$119,400				\$119,400
30	CIVIL WAR MONUMENT Restoration Plan	5/16/2005	\$15,000		\$15,000				\$13,161
38	COVENANT RESIDENCES 33 Commonwealth Avenue (community housing)	5/1/2006	\$1,207,825	\$1,207,825					\$907,650
40	CRAFTS STREET STABLE Preservation Plan	9/18/2006	\$30,000		\$30,000				\$21,059

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-10									
MAP NUMBER	project title	CP funds appropriated						bonded	CP funds spent
		date(s)	total	housing	historic resources	open space	recreation		
COMPLETED PROJECTS Below									
41	CRYSTAL LAKE 20 Rogers Street	5/21/2007	\$2,334,500				\$2,334,500	B	\$2,323,214
41	CRYSTAL LAKE 230 Lake Avenue	4/7/2008, 11/17/08	\$885,000		\$88,500	\$134,064	\$662,436		\$885,000
14	DOLAN POND & FORTE PROPERTY (76 Webster Park, open space & community housing)	7/14/2003, 9/7/2003	\$1,110,000	\$991,010		\$118,990			\$1,106,749
36	DURANT-KENRICK HOMESTEAD Plan	4/18/2006	\$78,500		\$78,500				\$78,396
3	ELGIN STREET Conservation Restriction	4/7/2003	\$245,000			\$245,000			\$242,541
26	20-22 FALMOUTH & 163 JACKSON ROADS (community housing)	4/4/2005	\$550,000	\$550,000					\$550,000
33	FARLOW & CHAFFIN PARKS Landscape Preservation Plan	8/8/2005	\$52,177		\$52,177				\$50,885
4	FLOWED MEADOW CONSERVATION AREA 30 Wabasso Street	10/15/2007	\$358,600			\$358,600			\$358,600
4	FLOWED MEADOW CONSERVATION AREA Access	4/7/2003	\$74,250			\$74,250			\$54,373
1	FORTE PARK	12/16/2002	\$500,000				\$500,000		\$489,225
12	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
19	HOUGHTON GARDEN Historic Fencing	3/15/2004, 4/19/2005	\$90,000		\$90,000				\$81,557
11	KAYLA's GARDEN at MEMORIAL-SPAULDING SCHOOL Outdoor Classroom	6/16/2003	\$23,718				\$23,718		\$22,865
2	KESSELER WOODS	3/6/2003, 6/2/2003, 11/17/2003, 3/15/2004	\$5,218,375			\$5,218,375		B	\$5,086,231
24	LINDEN GREEN 248 Elliot Street (community housing & historic preservation)	11/15/2004, 3/20/2006	\$618,600	\$511,710	\$106,890				\$618,600
17	LOCAL HISTORIC DISTRICTS Signage (Newtonville and Newton Upper Falls)	3/15/2004	\$2,000		\$2,000				\$1,108

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-10									
MAP NUMBER	project title	CP funds appropriated						bonded	CP funds spent
		date(s)	total	housing	historic resources	open space	recreation		
COMPLETED PROJECTS Below									
32	MILLHOUSE COMMONS 1093 Chestnut Street (community housing)	8/8/2005	\$738,383	\$738,383					\$738,383
34	NEWTON CENTRE PLAYGROUND Plan	8/8/2005	\$67,853				\$67,853		\$60,186
13	NEWTON CORNER LIBRARY Preservation	7/14/2003, 4/4/2005, 9/19/2005	\$291,829		\$291,829				\$274,661
35	NEWTON HEALTH DEPARTMENT BUILDING Plan	3/6/2006	\$26,425		\$26,425				\$18,962
27	NEWTON SENIOR CENTER PARK	4/4/2005	\$271,210				\$271,210		\$270,114
39	NEWTON UPPER FALLS & NEWTON HIGHLANDS PLAYGROUNDS Plan	6/5/2006	\$92,080				\$92,080		\$76,500
7	NONANTUM VILLAGE PLACE 241 Watertown Street (community housing)	4/9/2003	\$850,000	\$850,000					\$850,000
15	PELHAM HOUSE 45 Pelham Street (community housing)	8/11/2003, 11/15/2004	\$311,936	\$311,936					\$311,936
21	STEARNS & PELLEGRINI PARKS Plan	4/20/2004	\$30,000				\$30,000		\$24,546
31	WASHINGTON PARK HISTORIC LIGHTING	5/16/2005	\$131,035		\$131,035				\$126,629
28	WELLINGTON PARK	4/4/2005	\$64,000				\$64,000		\$57,798
20	19 WEST STREET (community housing)	4/20/2004	\$263,000	\$263,000					\$263,000
25	WEST SUBURBAN YMCA HISTORIC WINDOWS Preservation	2/7/2005	\$160,273		\$160,273				\$160,273
29	52-54 WYMAN STREET (community housing)	4/19/2005	\$1,000,000	\$1,000,000					\$1,000,000
COMPLETED PROJECTS TOTALS			\$22,390,700	\$6,976,139	\$2,788,585	\$7,621,584	\$5,004,392		\$21,550,421

Newton, Massachusetts COMMUNITY PRESERVATION Funded Projects, Fy03-10									
MAP NUMBER	project title	CP funds appropriated						bonded	CP funds spent
		date(s)	total	housing	historic resources	open space	recreation		
CLOSED or CANCELLED PROJECTS Below									
—	ACCESSORY APARTMENT INCENTIVE PROGRAM	3/6/2006, 2/19/2008	\$320,550	\$320,550					\$46,416
12	ALBEMARLE PARK CENTRAL CORRIDOR Plan	6/5/2006	\$33,400			\$3,396	\$30,004		\$0
21	STEARNS & PELLEGRINI PARKS, Phase 1	5/15/2006	\$765,825				\$765,825		\$0
23	WEST NEWTON COMMON Irrigation	5/17/2004	\$65,968				\$65,968		\$65,968
37	WILLIAMS SCHOOL OUTDOOR CLASSROOM Plan	4/18/2006	\$23,633				\$23,633		\$0
CLOSED PROJECTS TOTALS			\$1,209,376	\$320,550	\$0	\$3,396	\$885,430		\$112,384

Newton's Fiscal 2010 Community Preservation Committee

CHAIR Nancy Grissom Nancy is the Mayoral appointee for Wards 3/4 and for historic preservation. She is a Realtor® with Hammond Residential 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.

VICE CHAIR 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.

Leslie Burg Leslie is the Planning and Development Board appointee. She was a faculty member in Education at Northeastern University. As an at-large member of Newton's Board of Aldermen, she served on the Zoning and Planning Committee and worked on a wide range of environmental and land use issues. She read and commented on many past community preservation proposals as a member of the Local Action Committee for Newton's League of Women Voters.

Michael Clarke Mike is the Mayoral appointee from Wards 5/6 and for open space. He is a Professor of Chemistry at Boston College and a former President of the Newton Conservators, Inc. Mike also serves as an Alternate Member of the Parks and Recreation Commission and as a member of Newton's Bicycle-Pedestrian Taskforce.

Stephen P. Fauteux Steve is the Mayoral appointee for Wards 1/2 and 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.

Joel Feinberg Joel is the Mayoral appointee from Wards 7/8 and for community housing. He is the primary real estate partner in the law firm of Bartlett Hackett Feinberg P.C., Boston, where he has focused on affordable housing and community development. The firm has represented many nonprofit housing developers and community organizations and also serves as counsel for the Massachusetts Department of Housing and Community Development on many housing projects financed with its funds.

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.

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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TDD/TTY 617.796.1089

(Illustrated on rear cover.)

Projects Completed in Fiscal 2010

Museum Exterior To celebrate the 200th birthday of the Jackson Homestead, home of the Newton History Museum, CP funds were used to replace a defective roof, restore or replace deteriorated exterior wooden features, including shutters, and paint the building in a historically documented color.

Brigham House This home was built in 1886 for the family that founded Brigham's Ice Cream. After it was sold to the City, it was used as the Newton Highlands Branch Library, and then as a youth center. CP Funds improved the rear and accessible front entrances and added accessible restrooms, while preserving or restoring the building's historic exterior and interior features.

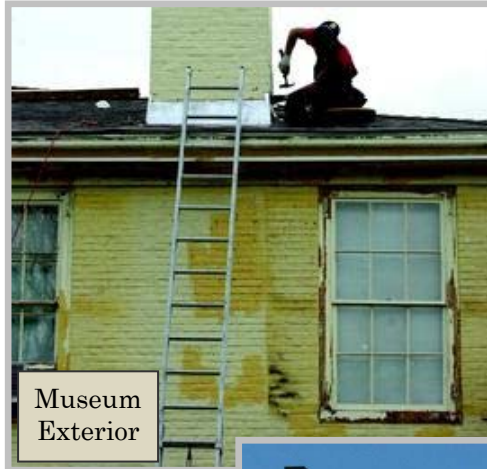
Warren House This 1926 former junior high school is on the National Register of Historic Places, and its 1992 conversion for adaptive reuse as housing received a preservation award from the Massachusetts Historical Commission. Of the building's 59 apartments, 21 affordable to families earning no more than 50 percent of the area-wide median income, and all are accessible. CP funds were used to restore the central portion of the original slate roof, repair deteriorated original cast-stone decorative elements that had begun to fall from the roof and were a threat to life and safety, and repair roof decks and wall areas that were allowing water to infiltrate the building. The building's current owner and operator, the Newton Community Development Foundation, is using this CP grant to leverage state and private funding, including mortgage refinancing, for similar roof repairs on the north and south wings.

Cheesecake Brook Master Plan CP funds were used to design circulation improvements and plantings, including "rain gardens" to filter stormwater, along either side of this historic brook, which flows into the Charles River near the Blue Heron Bridge on the Dept. of Conservation and Recreation's Upper Charles River Path.

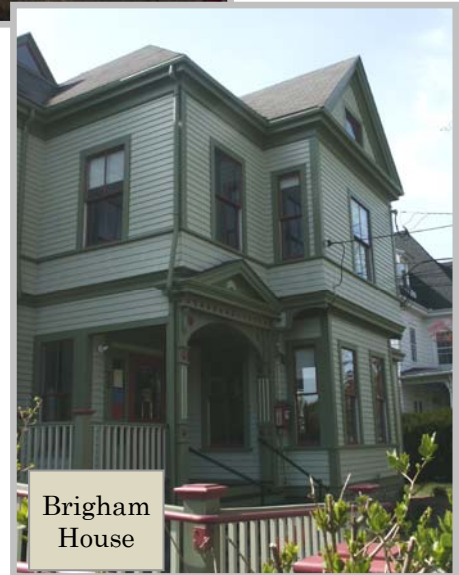
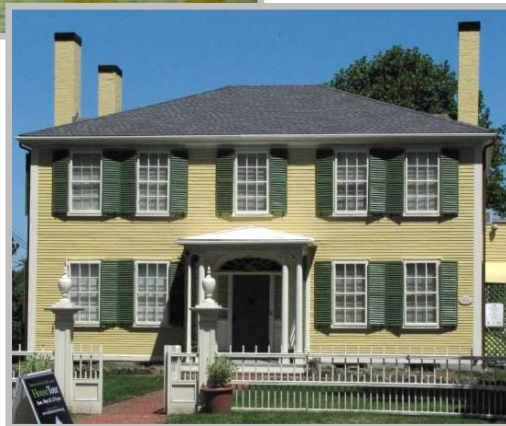


City of Newton, Massachusetts Community Preservation Program

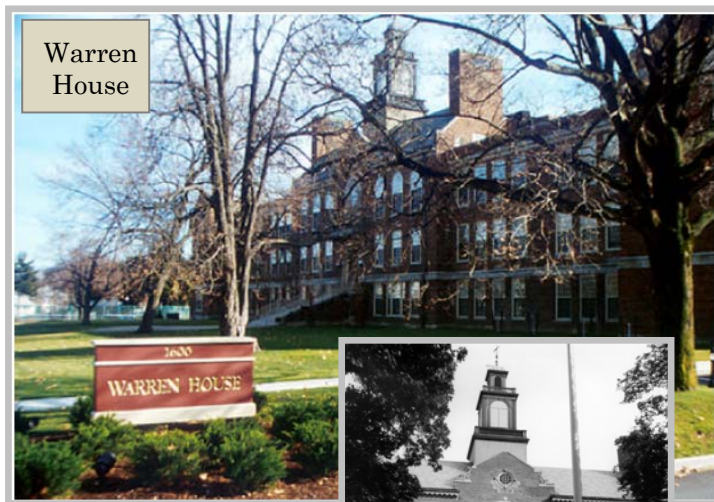
Projects completed in Fiscal 2010



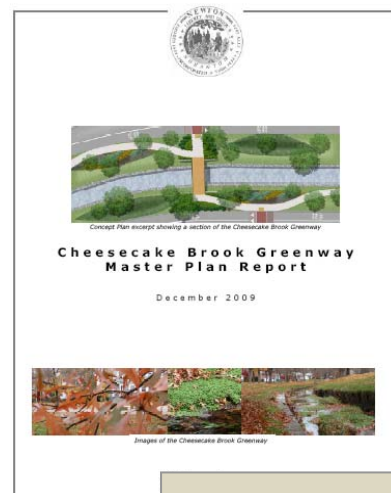
Museum
Exterior



Brigham
House



Warren
House



Cheesecake Brook
Master Plan