



CITY OF NEWTON, MASSACHUSETTS

Office of the Mayor

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Judy Jacobson, Chair
Community Preservation Committee
c/o Alice Ingerson
1000 Commonwealth Avenue
Newton, MA 02459

Dear Judy:

I am pleased to submit this revised proposal for the acquisition of the property located at 230 Lake Avenue. This proposal would use Community Preservation Act funds to acquire the parcel at its appraised value of \$1.9 million in the following way:

The City would use CPA funds to acquire the property from Mrs. Sciegienny by means of a friendly taking. The City would subdivide the property into a 15,000 square foot lot containing the house which would then be resold, with the proceeds of the sale returning to the CPA fund. The City would retain an approximately 8,000 square foot lot adjacent to 20 Rogers Street, and an easement along the rear of the house lot along the lakefront as a connection between the City's land at Levingston Cove and the 20 Rogers Street property.

Acquisition in this manner does not require placement of restrictions at the time of closing; however, as a condition to any resale, the front façade of the house and its setting would be protected by a historic preservation restriction, as well as a conservation easement along the lakefront. Although I expect the City will be successful in marketing the property, in the event that the City is unable to find a buyer for the house lot after a reasonable time, then and only then would the City consider demolishing the house and placing a conservation restriction over the entire house lot. This approach has the benefit of an accelerated timeline because restrictions would not need to be approved by the appropriate state agencies prior to closing, and it also allows for more flexibility if the City is later unable to sell the house lot.

Acquisition of 230 Lake Avenue gives us the opportunity to connect City properties along Crystal Lake and create a recreation resource for future generations; accordingly, I request your consideration and support of this revised proposal.

Very truly yours,

David B. Cohen
Mayor