

Date received:

City of Newton



David B. Cohen
Mayor

Newton, Massachusetts COMMUNITY PRESERVATION PROPOSAL

Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144



Proposals MUST follow instructions in the current Community Preservation Handbook, available upon request and online at www.ci.newton.ma.gov/cpa. Incomplete proposals will NOT be considered.

Project CONTACTS *Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Please star (*) name of the project manager, who will track budget & submit updates. Use additional sheets if you have more than 2 project contacts.*

<p><i>Friends of Farlow Park</i> Chairman, Keith Jones, 109 Vernon Street Newton, MA 02458 Keith.MJones@Verizon.net Tel. 617 928-3343</p>	<p><i>Parks and Recreation</i> *Project Manager, Stephanie Pelkowsky 70 Crescent Street Newton, MA 02466 spelkowsky@newtonma.gov Tel. 617 552-7120</p>
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Project TITLE **The Preservation and Restoration of Farlow and Chaffin Parks**

Project LOCATION *Address and/or assessors parcel identification no.*
Newton Corner at the intersections of Centre Street, Vernon Street, Elderidge Street and Church Street ...parcel ids 72004001 and 72004003

Funding Categories	<i>Check all that apply.</i>	COMMUNITY HOUSING	XXX HISTORIC RESOURCES	OPEN SPACE	RECREATION
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Project BUDGET *Identify major cost categories, total CP funds requested, and total project cost.*

Fy08 proposal: Well Exploration & Pond Design	\$38,000
<i>FUTURE PHASES</i>	
Pond Construction, Bridge Design & Construction, Walkways, Historic Signage	\$256,450
Restoration of Historic Wall, Benches, Fencing	\$199,477
Total Project Costs:	
	\$493,927

Project SUMMARY *This description will be used in public announcements, websites, press releases, etc. Explain BRIEFLY what the project will accomplish & how, as well as how it will benefit the community as a whole.*

Farlow Park is documented as the oldest park in Newton and it along with the abutting Chaffin Park are both located in the Farlow-Kendrik Historic District. Based upon the design of George Frederick Meacham, (designer of Boston Public Gardens and architect of many historic buildings in the Boston vicinity) Farlow Park once represented a stunning example of 19th century landscape design and it along with the wonderful rose garden in the Chaffin estate established Newton as the Garden City in the 1880s. At the center of Farlow Park was a graceful bridge and pond surrounded by trees and rock gardens. Post cards from the era and continuing up through the 1940's show a beautifully landscaped area where not only passive recreation occurred but also ice skating and winter sports. Today Farlow Pond is but a shallow pit, which has a concrete slab of a bridge, a far cry from its original beautiful Adirondack structure. The goal of our proposal is to reshape these Parks into what they once were: a symbol for all of Newton's pride in botanical retreats. Returning the pond, the bridge, the benches and the sinuous walkways in a style reflective of the past, tells a story of who we once were and what our values are today.

It is worth noting that our proposal has a longstanding history. In the 1980's the Newton Corner Advisory Committee funded a project entitled "*Farlow Park: A Masterplan for Revitalization*" which lays out a similar plan for the return of the bridge and pond as well as various pathway improvements. So it is a well-established concern in Newton Corner and at the City level that our historic parks are worthy of attention and investment. If indeed you visit these parks and look carefully you find sidewalks in disrepair, benches that are crying out for attention, and most dramatically a grassy depression over which spans a concrete platform with chain link siding. Look closely at the foundation of the bridge and you will see it is in need of repair.

There are no doubt reasons to believe that many parks in Newton are in need of attention. What distinguishes Farlow and Chaffin Parks are their history and forgotten elegance. If basic functionalism and nuts and bolts are at the center of City of Newton's concern for our parks, then we have distorted the original reasons for Farlow and Chaffin Parks and altered the original reason for Newton being established as a Garden City. The Friends of Farlow Park firmly believe both with historical justification as well as community commitment (to the tune of over \$122,000 in private funding over the last 15 years as well as thousands of hours of volunteer labor) that we are providing you a strong proposal that deserves funding. If you were to query at the state level why the Community Preservation Act was created, it will be found that our project fits neatly within both the original criteria and intent. This project is not tangentially historical, but rather a faithful preservation and restoration endeavor.

If our proposal is funded, it will be an indication to all of Newton what is revered and what we stand for. Grace and beauty are not only worthy commitments but wise investments. It is a very public symbol of what is cherished and why we live here.

HOW WILL CP FUNDS BE USED?	<i>Check all that apply.</i>	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
	acquire				
create			NOT ALLOWABLE		
allowable IF resource was acquired or created with CP funds	preserve		XXX		
	support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore		XXX		

Please answer questions 2-5 on ONE PAGE. As our spacing suggestions, #2 is the most critical question. Attach supporting information on separate pages if needed (see attachments checklist).

2. NEEDS & PRIORITIES: How does this project address needs & priorities identified in existing citywide plans, starting with the *Community Preservation Plan*? Other examples: *Comprehensive Plan, Open Space Plan, Parks & Recreation Needs Assessment, Consolidated Plan for Housing & Community Development*, etc. (cite document title, date & page if you have them). This project fits within the discussion of the National Register of Historic Places (Historic Resources, Fy08 Newton Community Preservation Plan, page 13) and the goals of restoration of municipally owned resources (Historic Resources, Fy08 Newton Community Preservation Plan, page 16)

This project also fulfills many of the goals laid out in a 1980 document entitled, *Farlow Park: A Masterplan for Revitalization*. CBT/Childs Bertman Tseckares and Casendino, Inc prepared this document for the Newton Corner Advisory Committee. Much of this document concerns the "revitalization of the park" and lays out essentially all the major elements found within our proposal including the historic pond and bridge. Although this 34 page document is not as thorough as our CPC funded study entitled *Farlow-Chaffin: Historic Planning and Design, Landscape Restoration Report, June 2006*, it covers much of the material in broad strokes. This is further evidence of Newton Corner's longstanding desire to restore these parks.

Information from the CPC study entitled *Farlow-Chaffin: Historic Planning and Design, Landscape Restoration Report, June 2006* has been carefully analyzed and the most important elements incorporated within Phases 1 through 3. This report forms the basis for our overall proposal.

The Parks and Recreation Commission overwhelmingly approved our entire proposal (Phases 1, 2 and 3) and has placed us on their recommendation list.

3. FUNDING LEVERAGE: What additional funding sources are committed or under consideration? Attach commitment letters, if available, and describe any other attempts to secure funding for this project.

1. **\$30,000** in funds from the Community Block Development Grant has been earmarked for Farlow and Chaffin Parks.

2. In 2007, **\$13,000** in CBDG funds was used in the construction of the Tot Lot on Chaffin property. **This means in total \$43,000 in CBDG funds have been designated for Farlow and Chaffin Parks.**

3. In 2005, over **\$5000** was donated by Newton Corner residents and used towards the 2006 CPC study entitled: Farlow-Chaffin Park: Historic Planning and Design. (prepared by Brown, Richardson & Rowe, Inc.) In 1993, over **\$50,000** was donated by local residents for the Underwood School playground. In 2006, **\$6000** was provided by the Underwood School PTO for a new swing set. In 2007, the Jack Kaczmarek Memorial fund raised over **\$71,000** for rebuilding of the Tot Lot. **This means that our community over the last 15 years has donated over \$122,000 in private funds for Farlow and Chaffin Parks.**

4. Volunteer labor constructed both the Underwood School and Tot lot Playgrounds. This along with volunteer work on Farlow and Chaffin Parks (painting and oiling play structures, digging and construction of

cushioned play areas, trimming hedges and general maintenance and cleanup biannually) has saved the City of Newton thousands of dollars.

5. The Mayor has offered to have the engineering department provide all topographical mapping that may be necessary to complete this project. This will be a savings of about **\$10,000**.

6. It is anticipated that all of the yearly maintenance costs for Farlow and Chaffin Parks will be covered by the savings in water costs for the irrigation of Underwood School's playground field which is about an acre in size. **At present**, the Newton School Department spends about **\$5000** a year to irrigate this playground. If a well feeds the pond which is then used to irrigate this playground, the costs for irrigation will be reduced considerably. These savings could go directly towards maintenance costs for Farlow and Chaffin Parks. **These savings are estimated to be about \$2000 to \$3000 a year.**

4. PROJECT EVALUATION & FOLLOWUP: How will the project's impact be documented & evaluated? How will assets (buildings, landscapes ...) that are created or preserved be cared for after the project is finished?

Evaluation will be based upon whether the design of the pond and bridge and their implementation of these and other items listed are suggestive of the original 19th century Parks. All design elements including the bridge and pond will be constructed out of modern materials needing minimum maintenance.

5. COMMUNITY SUPPORT & CONTACTS: We welcome letters of support (attach separately), but please list **contact information here for 3-4 people** who can help us assess community support for the project and the project managers' qualifications. At least 2 of these contacts should be based outside the project's immediate neighborhood; none should be the same people listed as project contacts on p. 1.

Since this is a historic project, any one who wishes to know the history of Farlow and Chaffin Parks should speak directly with **Susan Abelee** at the Jackson Homestead. (617-796-1451) She can provide documents clearly stating the historical significance of both Farlow and Chaffin Parks. (She has supplied much needed historical information)

Within the Historic Commission, **Chairman John Rodman**, who has written one of the letters of support for this project, can attest to the historic character of the two parks. (617-969-6446) (See letter of support)

Clarissa Rowe, a member of the CPC (Community Preservation Coalition) at the State Level, knows this project intimately in that she was the Landscape Architect who performed the 2006 study of Farlow and Chaffin Parks. (617-542-8552) She has declared both these parks historically important and unique among parks found within Massachusetts.

If there are questions concerning pond design costs and potential maintenance costs these can be directed to **Bob Pine** of Pine & Swallow. (978-448-9511)

Information concerning irrigation and pumping can be directed to **Brian Vinchesi** of Irrigation Associates. (978-433-8972.)

Danielle Bailey can be contacted for information about CBDG funds. (796-1139)

The following individuals have provided a great amount of input and support: **Mayor David Cohen (796-1000) Alderman Scott Lennon (964-9836) Former Alderman Bob Gerst (965-0658) Co-Moderators of the Newton Corner Association, Richard Belkin (244-5759), Thomas Coan (332-1839) Friends of Farlow Park Members: Karnig Boyajian (322-9337), Ellen Gibson (527-2856), Andy Gluck (965-4097), Jerome Grafe (916-2880), Maureen O'Hare Mercer (969-1669), Jay Walter (617-527-8383)**

Project MILESTONES If this project is funded, what critical milestones should we use to track its progress? Please do NOT list more than 8 milestones! If & when your project is funded, CP staff will work with you to add missing steps or participants.

Milestone	Assistance required	Start date	Completion date	Cost
<i>BIG steps, SHORT descriptions!</i>	<i>Other organizations or City depts. & what they must do to complete this step (raise funds, issue permits, etc.).</i>	<i>year & season</i>	<i>year & season</i>	<i>estimate</i>
<p>1 Drill for water at Farlow Park and determine flow and quality of water</p>	<p>Representatives of Parks and Recreation will collect any permits necessary and check to make sure no utilities will be disturbed.</p> <p>Other Possible Departments involved: DPW: Engineering Purchasing Health Department</p>	<p>2008 Summer</p>	<p>2008 Fall</p>	<p>\$13,000</p>
<p>2 Overall pond design including pump, aeration system and hook up to irrigation system. Determine existing conditions of concrete basin and determine maintenance procedures.</p>	<p>Parks and Recreation may need to be involved in removing 18 inches of soil from existing pond basin. Information about the current irrigation system from the Newton School system will have to be provided to the Pond engineer.</p> <p>School Department DPW</p>	<p>2008 Summer</p>	<p>2008 Fall</p>	<p>\$25,000 (includes outflow testing)</p>

SUBSTITUTE A LIST OF YOUR ACTUAL ATTACHMENTS FOR THIS PAGE.

ATTACHMENTS CHECKLIST

REQUIRED

MAP showing project’s location, in relation to nearest major roads or intersections.

DETAILED BUDGET Clearly identify all costs and distinguish among

- ◆ total project cost
- ◆ hard vs. soft costs and contingencies
- ◆ costs to be paid from CPA vs. other funds (*NOTE that CPA funds may not be used for maintenance.*)

PROOF OF CONTROL OVER or ACCESS TO PROJECT SITE

- ◆ purchase and sale agreement, option, or deed
- ◆ OR written project approval from the site's long-term owner

If a City department is responsible for long-term management and maintenance of the project site, submit written evidence that the department has approved and will actively collaborate in completing the project.

For example, proposed new uses on Parks & Recreation land require approval from the Parks and Recreation Commission.

Supporting Information for Project MILESTONES and for PRESERVATION, RESTORATION, REHABILITATION, DESIGN or CONSTRUCTION Costs:

- ◆ existing and proposed site plan
- ◆ floor plans
- ◆ elevations, etc.
- ◆ evidence that the project site is free of hazardous materials, or of a plan & funding for remediation of known hazards
- ◆ evidence of compliance with building codes, Newton's zoning ordinance, Architectural Access Board Regulations, or other applicable laws & regulations
- ◆ is zoning relief required? if so, evidence of when you will apply to the City for zoning review
- ◆ evidence that applicable professional standards will be followed; for preservation, restoration and rehabilitation, these standards include the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties* (http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm) or *Guidelines for the Treatment of Cultural Landscapes* (http://www.nps.gov/hps/hli/landscape_guidelines/index.htm).
- ◆ written approval from or applications to any federal, state, or City departments, boards, or commissions whose assistance is required to complete the project

If the project is funded, the Community Preservation Committee and staff will work with you to identify any steps or participants that should be added to the project milestones plan

OPTIONAL

Supporting Information for CONTACTS, NEEDS, LEVERAGE, etc. (on pp. 1-2 of proposal form)

- ◆ additional site or neighborhood maps, photographs, drawings
- ◆ BRIEF excerpts from citywide or neighborhood plans that identify this project as a priority
- ◆ additional community benefits the project may be used to provide
- ◆ additional project or community contacts (name, email, phone, mailing address) or letters of support
- ◆ commitment letters from or budgets submitted to other potential funders
- ◆ BRIEF summary of project managers' background & qualifications (mission statement, list of similar projects completed successfully, latest organization budget/financial statement, etc.)

Farlow/Chaffin Phase 1

Item Description Phase 1	Phase 1 Costs
Well investigation/Groundwater testing	\$13,000
Testing of original outflow system to Eldridge Street sewer	\$5,000
Inspection and redesign of pond basin	\$5,000
Design of pumping and irrigation system	\$15,000
Total Request for Phase 1	\$38,000

Farlow/Chaffin Phase 2

Item Description Phase 2	Phase 2 Costs
Implementation of Pond Design/Irrigation system	\$30,000
Shrub Removal (at Bridge Abutments)	\$500
Soil Testing	\$3,200
Structural Testing for Bridge Foundation	\$4,000
Precast Concrete Frame with Stone Veneer	\$128,000
Historic Ornamental Bridge railing	\$17,500
Boulder Replacement at Abutments	\$3,000
Removal of Existing Bridge and Footings	\$5,000
Additional work needed to complete Bridge construction	
Pathway Removal at ends of Bridge	\$1,300
New Walkways at ends of Bridge	\$4,000
Grass Restoration from Bridge Construction	\$1,500
Subtotal	\$198,000
15% Contingency (all items above)	\$29,700
Complete Topographical (provided by Engineering)	\$0
Final Design/Engineering for Bridge	\$25,000
15% Contingency (Bridge Design)	\$3,750
Historic Sign Design/Installation	\$10,000
Replacement of sidewalk in Chaffin Park	\$30,000
Phase 2	\$296,450
Minus Friends of Farlow Contribution	\$10,000
Minus contribution from CDBG	\$30,000
Total Request for Phase 2	\$256,450

FARLOW/CHAFFIN PHASE 3

Item Description Phase 3	Phase 3 Costs
Removal of Chain Link Fences	\$2,775
Removal of Vegetation at Property Lines	\$5,000
Misc. Removals	\$4,000
Bench and Pad Removals in Chaffin Park	\$1,500
Bench and Pad Removals in Farlow Park	\$2,500
New Lawn at Shrubs and Paths	\$4,432
New 36" ht. Historic Ornamental Fence	\$7,650
New 48" ht. Historic Ornamental Fence	\$14,600
Flush Granite Edge at Walkways in Farlow	\$15,000
Rebuild/repoint wall at CentreSt. & Vernon St.	\$30,000
New Historic Benches and Pads for Chaffin Park	\$24,000
New Historic Benches and Pads for Farlow Park	\$21,000
New Historic Benches and Pads Farlow Playground	\$24,000
Rehab. Existing. Historical Benches	\$17,000
15% Contingency	\$26,020
Total Phase 3	\$199,477