

HISTORIC POND AND BRIDGE  
FARLOW PARK  
NEWTON, MA

2004

City of Newton

# APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen  
Mayor

Submit to Jennifer Goldson, Community Preservation Planner  
Newton Planning and Development Department  
1000 Commonwealth Avenue, Newton, MA 02459  
jgoldson@ci.newton.ma.us  
617-796-1120 ext. 1131

DEPARTMENT OF  
PLANNING AND DEVELOPMENT  
CITY HALL  
1000 Commonwealth Avenue  
NEWTON, MASSACHUSETTS 02459

Name of Applicant<sup>1</sup> Friends of Farlow Park 2004 OCT 15 PM 3:58

Name of Co-Applicant, if applicable Parks and Recreation Commission

Contact Name Keith M. Jones

Mailing Address 109 Vernon St. City Newton State MA Zip 02458

Daytime Phone 617 928-3343 Email Keith.M.Jones@Verizon.net

Name of Proposal Farlow Park/Chaffin Park Historic Preservation and Recreation Study

Address of Proposal (or assessor's parcel id) 72004001 and 72004003

CPA Category (circle all that apply): Open space   Historic preservation  Recreation Community housing

CPA Funding Requested \$65,500 Total Cost of Proposed Project Phase I \$65,500

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

<sup>1</sup> If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.
12. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.
13. Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission)
14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
16. Information indicating how this project can be used to achieve additional community benefits.

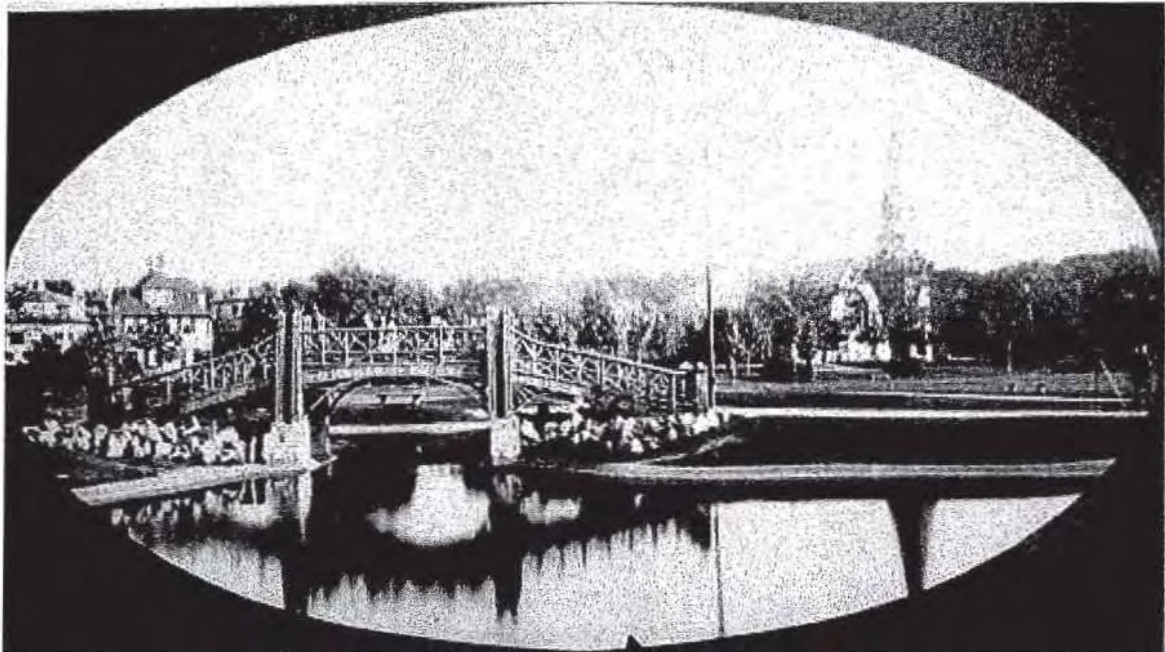
NOTE: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the applicant will be required to fund. No funding decisions will be made without an independent appraisal. Contact Jennifer Goldson, Community Preservation Planner, at 617-796-1131 or [jgoldson@ci.newton.ma.us](mailto:jgoldson@ci.newton.ma.us) to arrange for an independent appraisal.

Refer to the City web site ([ci.newton.ma.us/Planning/CPA](http://ci.newton.ma.us/Planning/CPA)) for further information.  
Form CPA-1 (Revised 9/11/03)

**PROJECT DESCRIPTION:** Farlow Park/Chaffin Park Historic Preservation and Recreation Study

**1. GOALS:** *Friends of Farlow Park*, a committee of Newton Corner residents (See Credentials Section), and the City of Newton Parks and Recreation Commission propose the preparation of a *Study* which will provide plans to preserve and restore Newton's first park and public recreation facility Farlow Park and adjacent Chaffin Park.

*The Origins and Background of Farlow Park:* In 1880, philanthropist John Farlow, who had already helped establish the Newton Free Library, donated a parcel of land to the City of Newton for the purposes of creating Newton's first open space for recreation and relaxation. In 1883 Architect George Frederick Meacham, the designer of Boston Public Gardens and many of Newton's finest 19th century buildings (ex. the current Presbyterian Church) laid out a plan for Farlow Park. In 1885, City Engineer Albert F. Noyes took his plan and a plan by resident George Schinn which featured a baseball field, and drew up a plot plan for the city. The similarities between Meacham's design for the Boston Public Gardens, and Farlow Park are striking. (See Appendix) There is correspondence found at the Jackson Homestead which suggests most if not all of Meacham's design was incorporated in Noyes' 1885 plans. In 1888 the Park was complete.



Farlow Park, Newton Corner, is seen here in 1888, shortly after the landscaping had been completed.

The focal point for Farlow Park was a lovely pond and handsome Adirondack style bridge. The pond was surrounded by a walkway and large ornamental rocks were placed on either side of the bridge during the 1888 construction. The Park became not only a

popular retreat in the warmer months, but also a place where children could ice skate during the winter.



*Ice-skating on the pond*



*Farlow Park today:*

During the next hundred plus years, various trees and shrubs were planted and gas lamps were installed (Note that the original gas lamps have remained but are now electric). Abutting the Park today is Chaffin Park and the Eliot Congregational Church (Current building constructed in 1957. George Frederick Meacham's beautiful 1889 structure burned down in 1956.) The Chaffin Estate was purchased by Newton in 1931. The Chaffin House eventually became Newton Corner Branch Library and its associated grounds, Chaffin Park. It is important to note that Farlow Park and Chaffin Park appear to be a single park. They lie next to one another and share a common pathway running the length of both properties (See Appendix). Also note that although CPC has recently allocated funds for the restoration of the Newton Corner Branch Library, no funds were provided for the grounds. It is for this reason Chaffin Park is included within this proposal. (Note CDBG will be providing \$3000 for landscaping and beautification of the rear walkway of the Newton Corner Branch Library)

Although some aspects of Noyes' 1885 plan remain intact, including the quarter round curbing with decorative posts and some of the serpentine walkways, that which is missing is what brought people to the heart of Farlow Park. Some time during the mid-20th century, the pond was drained and the bridge significantly altered. (It is neither as high nor as wide.) What was once elegant is now utilitarian at best and the foundation of the bridge needs repair (See Appendix). The cyclone fencing sides of the current bridge and its smaller stature and narrower width suggest something significantly different than the original. Without the pond and without a bridge of substance and style, Farlow Park has fallen from the kind of grace and dignity that once characterized the best of Newton. A grand piece of our history has disappeared and a place for contemplation and ice-skating has literally evaporated.

In addition, the original Chaffin estate has changed significantly. Formerly it contained large rose gardens beside the house and a gazebo. (The gazebo is now found in disrepair at the rear of Jackson Homestead. See Appendix.) It has been said that the rose gardens at the Chaffin House were once so beautiful that Bostonians would flock here on weekends to view them. A 1920 article in the *Newton Graphic* states, "On the (Chaffin) estate is one of the most beautiful rose gardens in greater Boston. It is the belief of many Newton people that this garden should be perpetuated, not only for the enjoyment of Newton residents, but as a fitting memorial to Mr. Chaffin..."

Today it is only a portion of Farlow Park, the playground for Underwood Elementary School, which is in active use. When one studies Farlow Park and Chaffin Park, this is about 1/3 of the total area. The rest of Farlow Park and Chaffin Park is underutilized. Although many of the spectacular oaks, maples and beech trees remain, the benches surrounding what was once the pond are rarely used. There is nothing to view but an empty basin and a cement slab for a bridge. Also, cyclone fencing some of it unnecessary or duplicated by hedges, surrounds much of the two Parks and the Branch Library. and other parts are in need of repair. (See Appendix) Overall Farlow and Chaffin Parks need to be preserved and restored with a plan that addresses the grandeur of the past while at the same time maintaining a practical view for current needs and future uses. Given the complex nature of this undertaking, the Friends of Farlow Park

propose a *Study (Phase I)* which shall lead to the Preservation and Restoration of both Farlow Park and Chaffin Park (**Phase II** and **Phase III**).

**Phase I: *Historic Preservation and Recreation Study*:** A preliminary design and engineering plan for Farlow and Chaffin Parks. This study shall include ten tasks:

#### Task I Historical Landscape Report

Primary and secondary research necessary to document the entire history of the Parks and prepare a site history in the form of a Historical Landscape Report. This section of the study will also contain an inventory of existing conditions and a careful analysis of exactly that which is historical in nature and still maintains integrity.

#### Task II Topographic/Existing Utilities Survey

This survey will give exact dimensions of the both Farlow Park and Chaffin Park and include the adjacent streets and the opposite curb line to put the project in context. It will give specific elevations of the topography and exact locations and spot elevations for major structures. It will also provide exact locations and inverts and rims of various utilities and all plant materials locations with spot grades on trees over three inches in caliper. The survey will be provided in CADD format in electronic files and allow for easy reference and additional information to be added for Phase II and Phase III. The base map will be used to create the existing conditions plan, treatment plan and period plan so that all of the drawings can be easily compared with consistent reference points.

#### Task III Field Observation and Mapping:

The base map created in Task II will be used to create the existing conditions plan, treatment plan and period plan so that all of the drawings can be easily compared with consistent reference points.

#### Task IV An Evaluation of the Integrity of the Park

Integrity is the ability of the property to convey its significance through extant features and qualities that are associated with the period(s) of significance. This **analysis of integrity** will determine the degree to which the park evokes its historic appearance, including an evaluation of both contributing and non-contributing features. The seven qualities of integrity, as defined by the National Park Service, will be analyzed including location, design, setting, materials, workmanship, feeling, and association. To the extent that it is useful, the landscape architect will evaluate which different groups of features (such as circulation or vegetation) affect the overall integrity of the Park as another factor that informs the final treatment plan.

#### Task V Structural Engineer's Report on Bridge Foundation

A Structural Engineer's report on the safety of the current foundation of the bridge and the probable cost for needed repairs or possible replacement.

#### Task VI: Pond Design Analysis

A pond designer (often a landscape architect who consults with a Civil Engineer) will include within their analysis the costs for the reinstallation and maintenance of a year round pond. Safety issues will be addressed including how landscaping can be used to partially restrict direct access to the pond. Also to be addressed will be various costs for recycling pumps, alternative water sources (well water vs. city water) and what routine maintenance plans will need to be established. This analysis will also include the condition of the current pond basin and whether or not there are hazardous materials present.

#### Task VII Gazebo Study

An analysis of the feasibility of preserving, restoring or rehabilitating the gazebo (Note that Jackson Homestead has indicated that they would look favorably on returning it to Chaffin Park) Alternatively, the construction of a new gazebo may be more cost effective and practical, while maintaining the integrity of the original design.

#### Task VIII Accessibility Analysis

All entrances to the Parks, all pathways and bridge approaches will need to conform to State and National laws for universal accessibility.

#### Task IX Legal Analysis

Preparation of a legal analysis, including review of relevant Massachusetts law regarding liability and changes to parkland.

#### Task X Landscape Treatment Plan

**Treatment recommendations** are actions necessary to improve the condition of the landscape consistent with the four approaches defined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (preservation, rehabilitation, restoration, or reconstruction). These recommendations may be presented in a number of ways, including narrative recommendations, schematic plans, or detailed design drawings. The objective of Task X is two fold. First, the Landscape Treatment Plan will present a consensus approach to improving the condition of the Parks that incorporates historic preservation objectives along with public use, maintenance, storm water management, and other factors. Second, the final Treatment Plan will provide design plans and recommendations for physical improvements, including cost estimates, analyzed based on a reasonable phasing of treatment work. To achieve these goals,



information gathered in Task I through IX will be used along with consultation from City departments and public meetings to formulate the final Treatment Plan.

First, the Landscape Architect will evaluate the information from Task I through Task IX particularly as it relates to the condition of existing features, maintenance considerations, use and accessibility, integrity, threats, and missing historic features to determine treatment issues and opportunities. These issues will be addressed first in a group of treatment alternatives that will serve as a point of discussion with City officials. In developing the treatment alternatives, it may be appropriate to consider four National Park Service treatment approaches—preservation, rehabilitation, restoration, and reconstruction, each of which have different implications for the replacement of missing features, addition of new compatible design, and for the use of substitute materials. Once these preliminary treatment alternatives are developed, the Landscape Architect will prepare an initial preliminary cost estimate for discussion with the City. The Treatment Alternatives will be prepared as both conceptual plans and as a narrative description.

Based on discussions with the City, the Landscape Architect will develop a Preliminary Treatment Plan that combines relevant aspects of the alternatives and adds new considerations identified by the City. This Preliminary Treatment Plan (drawing) will serve as the basis for the first public meeting, to solicit additional input from the community. The Treatment Plan will be completed using the base map prepared in Task II, with sufficient detail to provide adequate take-offs for cost estimating, prioritizing, and sequencing work. Following the first public meeting, and in consultation with the City, the Landscape Architect will prepare a final Treatment Plan with associated cost estimate and phasing, that will be presented at the second public meeting. The Treatment Plan drawings, narrative description, cost estimate, and recommendations related to phased implementation will be included in the draft and final report.

**Phase II:** Restoration of Farlow Bridge and reconstruction of Farlow Pond. (Please note that no funds will be requested for Phase II at this time)

Following the design laid out in the Historic Preservation and Recreation Study, Friends of Farlow Park and our co-applicants the Parks and Recreation Commission will approach the CPC and other agencies for additional funding. This funding will cover the costs of architectural construction documents and the actual construction costs for Farlow Bridge and Farlow Pond.

**Phase III:** Additional Restoration and Construction (Please note that no funds will be requested for Phase III at this time)

Implementation of Landscape Architect's plan for reconstruction of the Gazebo and other Park elements such as new park benches, new plantings, granite curbing by the Eliot Congregational Church parking lot and additional hedges to replace cyclone fences.

**2. Community Need:** Since the emergence of the turnpike and the splitting of Newton Corner into two sections there has been a general feeling that our community has lost some of the grandeur once associated with this area. Although Farlow Park and Chaffin Park are situated in the middle of a Historic District surrounded by many fine Victorian Houses, the parks have lost much of their splendor. It should be noted that Farlow is an essential element of the “Farlow and Kendrick Parks Historic District” listed within the *National Register of Historic Places* (See Appendix) and that much of its historic integrity has been compromised with the removal of the pond and the downsizing of its bridge. Furthermore, Chaffin Park has lost part of its integrity since the rose garden and gazebo are not extant.

As is well known, a park serves many purposes, the most obvious being recreation and a kind of shared community space for picnicking, relaxation and communing with nature. But Newton’s oldest park, Farlow Park, along with Chaffin Park, potentially offer something else as well. They can provide a space for the City of Newton to display how it cherishes its history, how it maintains its past, and most importantly the value it places upon the shared environments it provides its citizens. Imagine the City of Boston letting The Boston Commons or Frederick Law Olmsted’s Emerald Necklace to be altered in such a way as to impact their integrity as well as diminish their beauty. Would people flock to Boston Public Gardens if Boston decided to remove its pond and downside its bridge? Obviously, Newton does not have the city budget that Boston has. But one can reasonably argue that there was a period of time when Newton prided itself on being the Garden City, and invested some of its limited resources into Farlow and Chaffin Parks. What were once Newton’s most elegant Parks are no longer. If the Parks were restored to their former beauty, it would symbolize a break with two decades of minimal functionalism pervasive in the latter part of the 20th century in many communities and bring back a bit of charm and dignity to this historic area of the city. Given that Centre Street borders one side of Chaffin Park and both Parks are situated within one block of the turnpike, many of Newton citizens traverse this area. This suggests the restoration of both Farlow and Chaffin Parks would be an ideal spot to display Newton’s pride. Their restoration would serve all those who enjoy a stroll in the Park, a place to read or meet with friends or simply enjoy the beauty of the grounds. There would still be an area for active sports such as soccer, basketball and baseball. If the pond were returned, ice-skating would once again be a possibility.

**3. Community Support:** The wide majority of Newton Corner residents appear to be behind this project. Currently we are in the process of collecting formal letters of support from:

1. Underwood School PTO.
2. Jackson Homestead/Newton Historic Society.
3. The Eliot Congregational Church,
4. Parkside Preschool.
5. Grace Episcopal Church.
6. The Newton Corner Association.
7. The Newton Corner Advisory Committee.
8. Neighbors who live either across or near to Farlow and Chaffin Parks.

9. The Historic Commission.
10. The Presbyterian Church.
11. The Presbyterian Nursery School.

**4. Timeline:** It is estimated that **Phase I** of the project would take six months. The implementation of **Phase II** will take approximately one year. The implementation of **Phase III** will take approximately six months depending upon what is outlined in **Phase I**. Implementation of **Phase II** and **Phase III** might take place concurrently or separately depending on funding sources and when monies become available.

**5. Credentials:** Friends of Farlow Park is a committee of 8 persons, listed here in alphabetical order. Together this group combines the talents and interests of several specialties. The most important element however, is their shared vision for Farlow and Chaffin Park. They recognize that the *Historic Preservation and Recreation Study (Phase I)* and its implementation (**Phase II** and **Phase III**) will require experts to be hired in the area of design, construction and engineering. Helping to guide this project will be our **co-applicants**, the City of Newton Parks and Recreation Commission.

**Richard Belkin** is a developer who received his degree in Literature at Boston University. He currently co-chairs the Newton Corner Association and has been locally active in the restoration of Burr Park. His family has been in the development and construction business for 110 years.

**Karnig Boyajian** is an attorney and life long resident of Newton Corner. He earned his BA and LLB from Boston University. He has lived across from Farlow Park for over 50 years and vividly remembers how beautiful the park was when it had a pond.

**Ellen Gibson** earned her B.A. from Vassar College in 1980 and J.D. at Boston University School of Law in 1987. She has been a member of the Board of Directors of Presbyterian Church Nursery School since 1998 and a Newton Corner resident since 1998,

**Andy Gluck** earned a BA from Middlebury College in 1985. He works part time at Park Side pre-school located within Newton Corner's Eliot Church. Andy has been the PTO President of Underwood School four years and a local leader within our community on many projects relating to parking and playgrounds. He also works for NBC sports during the Olympics as a researcher. In the past he has worked in advertising communications and publishing; including his own magazine company. Andy Gluck co-chairs the Beautification Committee at Underwood School.

**Jerome Grafe** is a senior regional planner with the Massachusetts Department of Environmental Protection and has over 20 years experience in technical analysis, plan review, regulation and policy development. He has worked on the Big Dig's air quality and transportation program since its early design phase. He holds a B.A. in Geography from Framingham State College and a Masters of Urban Affairs/Environmental Planning degree from Boston University.

**Keith Jones** is an Adjunct Professor of Film and Video at the University of Massachusetts at Lowell. He also works as an independent photographer. He has earned both a Ph.D. in Education and a M.A. in Film from Stanford University and has been active on the local level on matters concerning Underwood School and its playground at Farlow Park. In the past he has had two award winning films both of which were screened on Showtime. He is the co-chair of the Beautification Committee at Underwood School.

**Maureen O'Hare Mercer** is the Principal Owner of SenseAble Interiors & Facades. She has over 20 years experience in various aspects of interior and exterior finishes. For the last ten years she has specialized in historic preservation, restoration, and architectural embellishments on antique buildings. These include town halls, libraries, churches, schools, and residential Victorian neighborhoods. Maureen was the Chair of the Underwood Playground Committee that restored the landscape, designed and built a historically- sensitive playground structure. She was an active member of the YMCA of Newton Board during the design phase of the new addition to the 1912 structure. Maureen has also served as a consultant to the Fessenden School in West Newton for various building and grounds projects that remain true to its 1903 origin.

**Jay Walter**, works as the Principal architect at Entasis, a firm specializing in the design of residential housing. He received his Masters degree from University of Pennsylvania and is currently on the Board of directors at the Jackson Homestead/Historical Society. He is a member of the American Institute of Architects and the Boston Society of Architects.

Providing help and information for this project has been **Marion Pressley** FASLA-a Newton resident and Landscape Architect of Pressley Associates, a firm specializing in Landscape Architecture, Site Planning and Urban Design. Ms. Pressley has worked on numerous projects in the Boston Area including four of Frederick Law Olmsted's Emerald Necklace Parks and is known for her work on historic landscapes. Included among the many societies of which she is a member are: American Society of Landscape Architects, (Trustee), the Boston Society of Landscape Architects (Past President), the National Association for Olmsted Parks (Past Co-Chair), and of the Society of the Preservation of New England Antiquities (Trustee). She has received numerous awards including the American Institute of Architects Citation for Excellence in Urban Design (1990).

- 6. Success Factors:** The success of this *Study* will be measured by several means:
1. Whether or not there is wide support for this project when **Phase I** documents are reviewed in public meetings.
  2. Whether or not the CPC will help fund **Phase II** or **Phase III** of this Preservation and Recreation Project.
  3. Whether or not there are more people who frequent Farlow and Chaffin Parks after **Phase II** and **Phase III** are completed.

**7. Budget:** At this time we request funds for the implementation of the **Phase I *Historic Preservation and Recreation Study*** of Farlow Park and Chaffin Park, The entire budget requested for **Phase I** is \$65,500 and is broken down by fees for tasks performed by various professionals.

#### LANDSCAPE ARCHITECT

It will be the task of a Landscape Architect to consult all the various professionals and address each of the 10 Tasks laid out in **Phase I** of the study and compiled in the Landscape Treatment Plan. The Landscape Architect will be directly responsible for Task I Historical Landscape Report, Task III Field Observation and Mapping, Task IV An Evaluation of the Integrity of the Park, Task VII The Gazebo Study, Task VIII Accessibility Analysis, and Task X Landscape Treatment Plan.

Funds Requested for Landscape Architect.....\$40,000  
(This estimate supplied by Landscape Architect Marion Pressley)

#### SURVEYOR

The surveyor will provide will provide the services in Task II Topographic/Existing Utilities Survey.

Funds Requested for Surveyor.....\$8000  
(This estimate was provided by Carol Schein at Parks and Recreation who based this figure on a recent estimate for a survey of City Hall's 10 acres at \$15,000. Farlow Park and Chaffin Park (including Newton Corner Library) are thought to be approximately 5.5 acres)

#### POND DESIGNER

The Pond Designer. will address Task V: Pond Design Analysis.

Funds requested for Pond Designer.....\$10,000  
(This estimate was provided by Robert Pine of Pine and Sallow Associates, an environmental science, engineering and design firm. Mr. Pine is a civil engineer, geo-technical engineer and landscape architect.

#### STRUCTURAL ENGINEER

A Structural Engineer's report on the current conditions of the Bridge's foundation as laid out in Task IV Engineer's Report on Bridge Foundation.

Funds requested for Structural Engineer.....\$7500  
(This estimate was provided by Tsian Engineering)

ATTORNEY

It is assumed that Task VIII Legal Analysis can be performed by Newton's City Solicitor.

No funds are requested for the Attorney.....\$0

**TOTAL FUNDS REQUESTED.....\$65,500**

**Phase II:** A. Preservation and rehabilitation of historic bridge and historic pond.

No estimate at this time.

**Phase III:** Implementation of landscape architect's plan for reconstruction of the Gazebo, new park benches, new plantings, granite curbing by the Eliot Congregational Church parking lot, additional hedges to replace cyclone fences, etc.

No estimate at this time.

**8. Other Funding:** Until **Phase I** is complete, no other funding is being considered.

**9. Maintenance:** Maintenance figures are difficult to project at this time. It should be noted that although the present bridge has been fairly low maintenance for many years, it will soon need work on its foundation. (See Appendix) A new foundation and new bridge would lessen the near term need for any bridge maintenance. As to what it will cost to bring water to the basin and maintain it will be projected in the plans for Phase I. A number of factors are unknown at this time including whether there is a cement basin underneath the earth where the pond once was and whether or not the pond will have an aeration system and filtration system. Part of **Phase I** will be to answer these questions. As to the costs for maintaining additional benches, trees and shrubs, the projected maintenance would appear to be minimal. Projected maintenance of the gazebo, if it were restored and brought back to the Park, would include periodic painting and repairs if the wooden structure were damaged,

ADDITIONAL INFORMATION:

**10.** City of Newton Parks and Recreation Commission has control over Farlow Park and are our **co-applicants**.

**11.** See **Appendix for Farlow Park and Chaffin Park GIS Map**. More specific site plans will be provided in the **Phase I** Study.

**12. Compliance:** It appears zoning compliance will not be an issue. All architectural requirements will be addressed in **Phase I**.

**13. Appropriate Boards:** City of Newton Parks and Recreation Commission will be our co-applicants.

**14. Hazardous Materials:** Although it is unlikely there are any hazardous materials to be concerned about, the Pond Designers report in **Phase I** will address this issue in regards to the Pond Restoration.

**15. Appropriate Standards:** **Phase I** is a necessary step to make sure professional standards will be applied to this project.

The Restoration Master Plan shall follow the methodologies developed by the National Park Service (NPS), particularly related to the preparation of Cultural [Historic] Landscape Reports, National Register of Historic Places Criteria and evaluation methods, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The implementation of the Restoration Master Plan will conform to the following construction standards:

1. Standard Specification: Commonwealth of Massachusetts, Massachusetts Highway Department (MHD), Standard Specifications for Highways and Bridges, latest edition requirements.
2. AASHTO: American Association of State Highway and Transportation Officials, latest edition requirements.
3. ASTM: American Society for Testing and Materials, latest edition requirements.
4. ADA: Americans with Disabilities Act, latest edition requirements.
5. AAB: Architectural Access Board, Commonwealth of Massachusetts Regulation Chapter 521 CMR, latest edition requirements.
6. OSHA: Occupational Safety and Health Administration, U.S. Department of Labor, latest edition requirements

**16. Additional Community Benefits:** We see the implementation of Phase I within Phase II, and Phase III will provide Newton with two park jewels, something that will potentially benefit all our citizens. The restoration of Farlow Park and Chaffin Park will give our community new evidence that indeed Newton does deserve to be called the Garden City.