



David B. Cohen
Mayor

Newton, Massachusetts Community Preservation Program
Fiscal 2010 FUNDING PROPOSAL

Date received: 16 October 2009



Submit 14 printed copies & 1 electronic copy by 4 pm, 16 October 2009 to:
Alice E. Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

Proposals must follow instructions in the current Proposal & Project Handbook, available upon request and online at www.ci.newton.ma.gov/cpa. You may adjust spaces, but use NO MORE THAN 1 PAGE to answer all questions on this page.

Project CONTACTS		<i>Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.</i>			
James Harper, Chair * Newton Farm Commission 59 Westminster Road Newton, MA 02459 Home: 617-332-5981 Office: 617-535-4885 Email: jim59@rcn.com See Attachment A for additional contacts		Nicholas Parnell, Commissioner Newton Public Buildings City of Newton 52 Elliot Street Newton, MA 02464 Work: 617-796-1600 Email: nparnell@newtonma.gov			
Project TITLE	Angino Barn Rehabilitation				
LOCATION	Full street address (with zip code) or other precise location. Angino Farm, 303 Nahanton St. Newton, MA 02459				
FUNDING CATEGORIES	CHECK ALL THAT APPLY.	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
BUDGET	CP FUNDS REQUESTED: \$568,000		OTHER FUNDS TO BE USED: \$230,000		TOTAL PROJECT COST: \$798,000
SUMMARY	Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit).				

The Newton Farm Commission seeks to transform the barn interior into a space that will more fully engage the surrounding community and allow the Farm to continue its successful integration into Newton life. This proposal aims to provide an opportunity for more people to experience first-hand what it takes to create the food we eat while enjoying the preservation of a recognized historic resource, valuable open space, and Newton's last remaining farm.

A rehabilitated and restored barn will allow the farm to utilize the property to its fullest and will enable the operational and recreational programming required to accommodate increased community support and presence. These programs will be designed to demonstrate the tools and techniques of a working farm and to promote the benefits of at-home growing practices to residents of all ages and abilities. The Barn will thus be a recreational staging ground for the open space of the farm and for the community beyond its field. Additionally, the preserved interior features will present an important historical supplement to all barn activities while the restored portions will provide increased accessibility for all visitors.

Since its acquisition the Farm has exceeded all expectations for its success. Yearly productivity of vegetables has led to financial stability and independence while the rapid expansion of recreational activities for children and adults has garnered statewide recognition. Immense volunteer efforts from the community and outward support from the Newton Historical Commission and the Mayor's Committee for People with Disabilities came together along with \$430,000 in privately raised monies to stabilize and restore the barn exterior as well as to strengthen the Farm's overall finances. This proposal will build upon these remarkable achievements while furthering the community wide vision that began with the CPA funded purchase of the historically significant Angino Farm in 2005.

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

You may adjust spaces but USE NO MORE THAN ONE PAGE to answer all questions on this page. Attach supporting information on separate pages (see attachments checklists)

2. CITYWIDE NEEDS: *How will the project address needs identified in existing citywide plans? (Provide short quotes with plan title, year & page.)*

The most recent *Recreation and Open Space Plan* lists Angino Farm as the #1 Land Acquisition for Passive Use Recreation Needs (pages 81 and 101) due to its open space and scenic value. -City of Newton Recreation and Open Space Plan 2003-2007. The acquisition of the Farm in 2005 with CPA funds carried out this mission.

The *Newton Comprehensive Plan* lists supporting land conservation and historic building preservation as principal priorities to pursue (Page 1-2). The Land Use section notes the goal of integrating compatible recreation and conservation uses...“As the number of potential acquisitions of land decline and the cost rises, there must be a new emphasis on trying, city-wide, to integrate efforts to meet the needs of passive and active recreation” page 3-13.

Angino Farm preserves a portion of Newton’s historic fabric by maintaining a working farm, preserving open space, and expanding recreational opportunities on the Farm for future generations.

3. OTHER FUNDING: *What additional funding have you obtained or are you pursuing? Attach commitment letters or summaries/cover sheets from grant applications.*

Fundraising history highlights strong community support for the farm. In the past four years, 381 individual donors have contributed to the farm. NCF has received \$8,600 in grants to support its programs, including materials to build the handicapped-accessible Learning Garden. Private contributions to the first phase of the barn rehabilitation were \$220,000. In total since the City acquired the property, NCF has raised slightly more than \$430,000 to support farm operations and capital improvements, including \$50,000 from Ledgebrook, the immediate neighbor of Angino Farm. These privately raised funds have leveraged the proposed Community Preservation funding of the second phase of the barn renovation work.

4. STEWARDSHIP: *How will the project be maintained after CP funds have been spent? (Hint: “through the regular City budget” is seldom a persuasive answer.)*

Newton Community Farm, Inc will be responsible for the ongoing stewardship of the renovated barn, to maintain its functioning for supporting the agricultural activities on the farm and providing space for its programming and enjoyment of recreation and open space. Since the acquisition of the Angino property by the city, NCF has substantially exceeded expectations and has demonstrated responsible and sustainable stewardship of the property and prudent financial responsibility. The field has been transformed into productive space due to an underground irrigation system and intensive farming methods. A farmstand and entry kiosk has been constructed and a handicap accessible learning garden is underway. The farmhouse interior has been transformed into livable space including a complete kitchen renovation. Farmhouse heating costs have been substantially reduced with a volunteer-led insulation program. Ongoing maintenance has been accomplished within budget each year. The barn structure has been stabilized and the exterior restored. Income from farming operations, educational programming, grants and fundraising have covered expenses and permitted the growth of a modest financial cushion to weather possible financial setbacks. NCF intends to maintain its established approach to stewardship of the property including the renovated barn without using City resources.

5. COMMUNITY CONTACTS: *List email addresses and/or phone numbers for at least 3 people willing to talk with us about the project and the project managers’ qualifications. At least 2 of these contacts should be from outside the project’s immediate neighborhood; none should be the project manager*

See **Attachment B** for Community Contacts

Draft Project TIMELINE List major steps & timing. If the project is funded, CP staff will work with you to add missing steps and participants.

Project TITLE:				
STEPS <i>BIG steps, SHORT descriptions!</i>	ASSISTANCE REQUIRED <i>What must other organizations or City depts. do (raise funds, issue permits, etc.)?</i>	START <i>season/year</i>	COMPLETE <i>season/year</i>	COST <i>estimate</i>
1. Select Project Manager	Public Buildings Department	4/10	5/10	\$0
2. Select Designer	Purchasing, Designer Selection Committee	5/10	7/10	\$3,000
3. Determine Who Installs Utilities	Public Works, Architect	8/10	11/10	\$1,000
4. Finalize Project Design	Review and Approval: Historical Commission, Design Review Committee, Inspectional Services, Public Facilities Committee, Finance Committee	8/10	2/11	\$70,000
5. Bid Construction	Purchasing to issue bid documents, contract award	3/11	4/11	\$1,000
6. Construct Project	Public Buildings to manage project, Inspectional Services inspections	6/11	12/11	\$493,000
7				
8				

Your 1-page **LIST OF ALL ATTACHMENTS PROVIDED** should follow this page, including special attachments required for HISTORIC RESOURCES or HOUSING proposals.

List of Attachments

Attachment A: List of Project Contacts

Attachment B: Community Contacts

Attachment C: Budget

Attachment D: Letter from Public Buildings Department

Attachment E: Site Plan, Floor Plans, Elevations

Attachment F: Historic Resource Analysis

Attachment G: Historical Significance Analysis

Attachment H: Description of Barn Renovation Phase 1

Attachment I: Summary of Project Manager's and Sponsor's Qualifications

Attachment J: Audited Financial Statements 2008

Attachment K: Environmental Sustainability

Attachment L: Volunteer Labor

Attachment M: Location Map

Attachment N: Angino Farm Supporters Map

Attachment A: List of Project Contacts

James Harper, Chair
Newton Farm Commission
59 Westminster Road
Newton, MA 02459
Home: 617-332-5981
Office: 617-535-4885
Email: jim59@rcn.com

Peter Barrer, President
Newton Community Farm Inc.
24 Hazelton Road
Newton, MA 02459
Home: 617-630-0923
Office:
Email: pbarrer@verizon.net

Nicholas Parnell, Commissioner
Newton Public Buildings
City of Newton
52 Elliot Street
Newton, MA 02464
Work: 617-796-1600
Email: nparnell@newtonma.gov

Alexandra Ananth, Staff
Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459
Office: 617-796-1121
Email: aananth@newtonma.gov

Attachment B: Community Contacts

Richard Dinjian,
Attorney, Board of Directors, Newton Community Farm Inc.,
22 Byrd Ave.
Newton, MA 02465
Phone: 617-795-1617
Email: rdinjian@yahoo.com

Doug Dixon
Member, Newton Conservation Commission
17 Oxford Rd
Newton, MA 02459
Phone: 617-969-8661
Email: d-dickson@comcast.net

Louise Bruyn
Founder and President Emerita, Green Decade Newton
Former Newton Farm Commission Member
48 Glenwood Ave.
Newton, MA 02459
Phone: 617-332-1764
Email: lbruyn@rcn.com

Jackie Colby
Director, Newton Food Pantry
289 Mill St.
Newtonville, MA 02460
Phone: 617-527-2394
Email: jcolby@rcn.com

Attachment C: Budget

**Angino Barn Rehabilitation
CP Proposal
Cost Estimate
13-Oct-09**

Year 2011
Construct Cost

Building	
Rebuild shed roof to preserve lower barn bay	\$ 27,000
Strengthen lower floor columns & south sill	\$ 11,000
Floors: historically restore main floor, new flooring at upper floor	\$ 37,000
Stairs to upper floor	\$ 15,000
Handicapped access lift to upper floor	\$ 27,000
Secondary egress / 3-season classroom	\$ 37,000
Basic plumbing	\$ 10,000
Electrical: power, lighting, fire detection	\$ 29,000
Kitchen and two handicapped accessible bathrooms	\$ 63,000
Main door daylight wall	\$ 30,000
Partitions and finishes, preserving open walls	\$ 16,000
Heat main floor and lower floor	\$ 32,000
Sink, lights and outlets on lower floor for farm operations	\$ 16,000
Historically restore lower level doors	\$ 21,000
Site	
Water supply connection	\$ 7,000
Sewer line connection	\$ 17,000
Gas supply connection	\$ 11,000
Sign on street	\$ 3,000
Driveway regrading and site improvements/landscaping for accessibility	\$ 63,000
Total construction contract *	\$ 472,000
Soft costs	
Design fee	\$ 66,000
City Project Management	\$ 30,000
	\$ -
Total Funds Requested from CPC	\$ 568,000

* All construction costs assume City Procurement, and include general conditions, contractor OH&P, and 15% contingency.

Attachment D: Letter from Public Buildings Department



David B. Cohen
Mayor

PUBLIC BUILDINGS DEPARTMENT

A. NICHOLAS PARNELL, AIA, COMMISSIONER

Telephone (617) 796-1605

FAX (617) 796-1601

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 6, 2009

Alexandra Ananth, Senior Planner, LEED AP
City of Newton
Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Ananth:

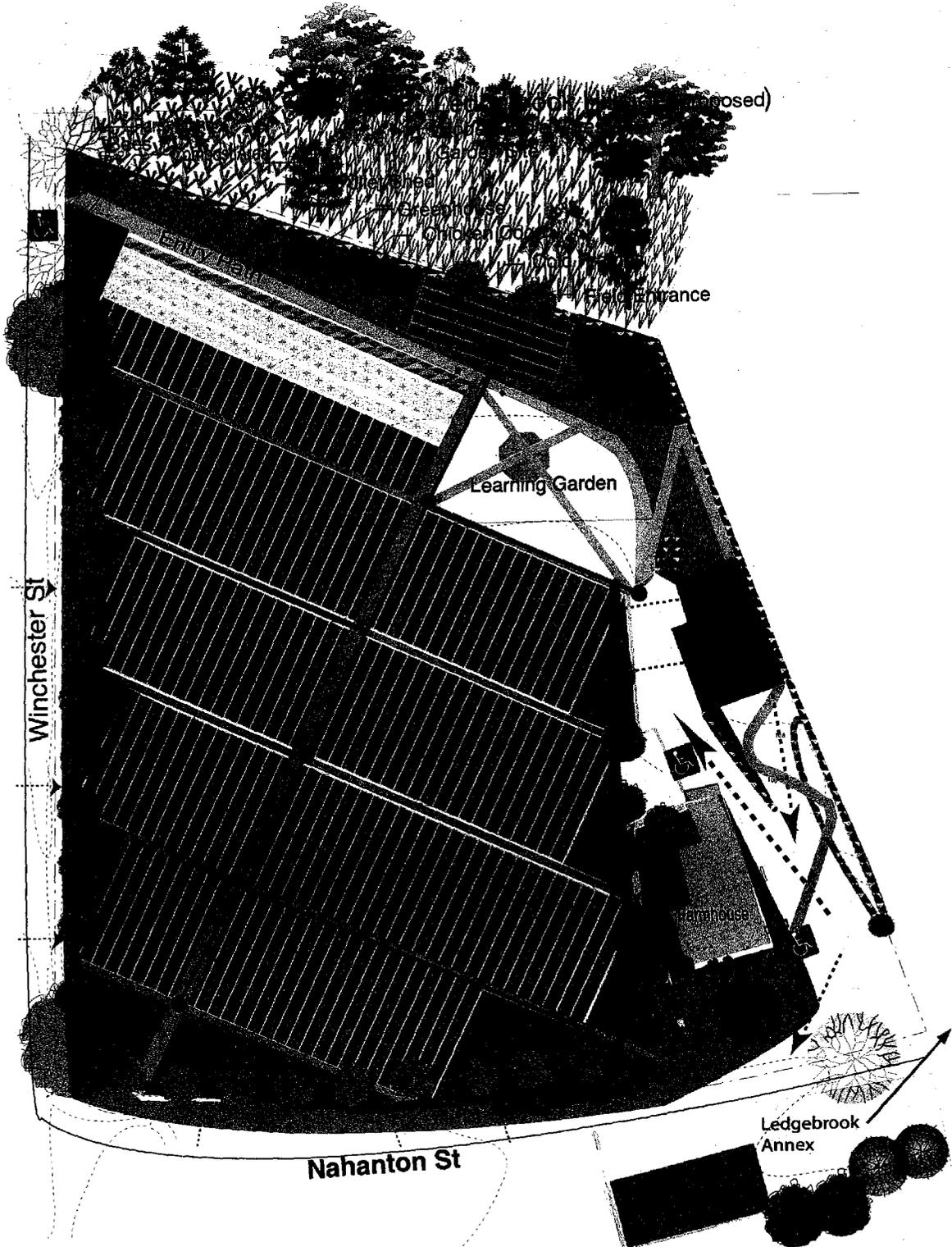
The Public Buildings Department has been involved in the preparation of the Community Preservation Committee's application for the second phase of the Barn Renovation at Angino Farm.

In our opinion, the project is a good one, consistent with the structure and its future uses. The budget appears to be adequate for the intended scope of work. The budget also includes \$30,000 to cover the Public Buildings Department costs for Project Management. We look forward to working with both the CPC and the Newton Farm Commission in managing its implementation.

Sincerely,

A. Nicholas Parnell, AIA
Commissioner of Public Buildings

Newton Angino Community Farm





TBA ARCHITECTS, INC.
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 241 CROSBY STREET, WILLOW HILL, MASS.
 TEL: (781) 969-8212 FAX: (781) 969-8211
 www.tbainc.com

ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DRAWN BY	CHECKED BY	DATE
KJV	MRF	2008
JAH		

05/19/2008 Historic Cx

05/01/2008 Farm Cx

04/23/2008 Elevs

03/26/2008

REVISIONS

DATE OF ISSUE
 February 22, 2008

SCALE

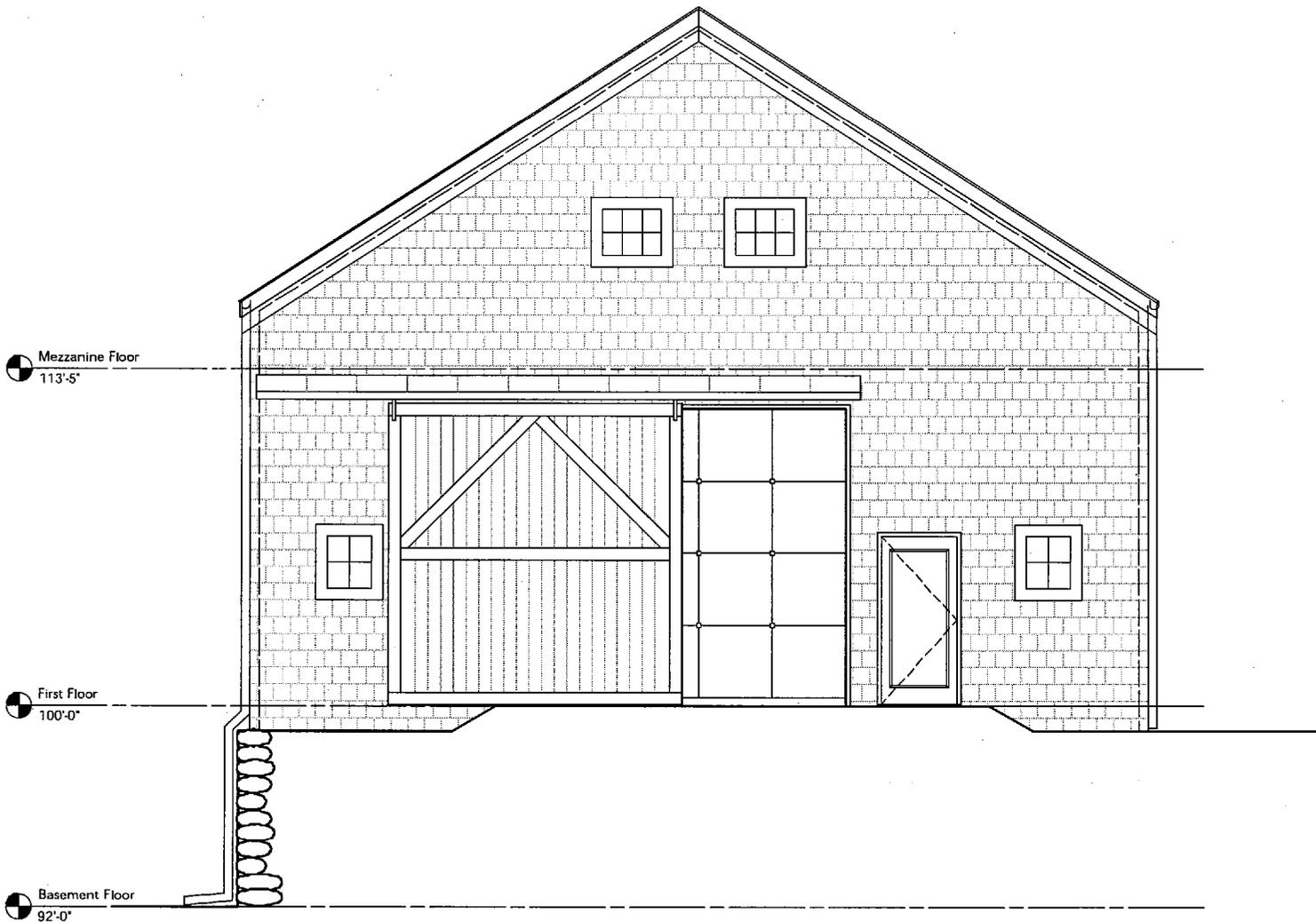
SCHEMATIC DESIGN
 SOUTHEAST
 ELEVATION

MASTERPLAN

TBA PROJECT #

MP-2.1

NOT FOR CONSTRUCTION





TBA ARCHITECTS, INC.
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 341 CRESCENT STREET, WALTHAM, MA 02451
 TEL: 781-943-4200 FAX: 781-943-4154
 www.tbaarch.com

ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DESIGNED BY	CHECKED BY	DATE
KJV	MRF	2008
JAH		

05/19/2008	Historic Cx
05/01/2008	Farm Cx
04/23/2008	Elevs
03/26/2008	

REVISIONS

DATE OF ISSUE
 February 22, 2008

SCALE

SCHEMATIC DESIGN
 SOUTHWEST
 ELEVATION

OPTION C

MASTERPLAN

TBA PROJECT #

MP-2.2

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Mezzanine Floor
 113'-5"

Basement Floor
 92'-0"



TBA ARCHITECTS, INC.
 ARCHITECTURE
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 INTERIOR DESIGN
 241 GREAT STREET, WALTHAM, MA 02453
 TEL: (781) 884-8800 FAX: (781) 884-8814
 www.tbaarchitects.com

ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DESIGNED BY	REVISED BY	DATE
KJV	MRE	2008
JAH		

05/19/2008	Historic Cx
05/01/2008	Farm Cx
04/23/2008	Elevs
03/26/2008	

REVISIONS

DATE OF ISSUE
 February 22, 2008

SCALE

SCHEMATIC DESIGN
 NORTHWEST
 ELEVATION

MASTERPLAN

TBA PROJECT #

MP-2.3

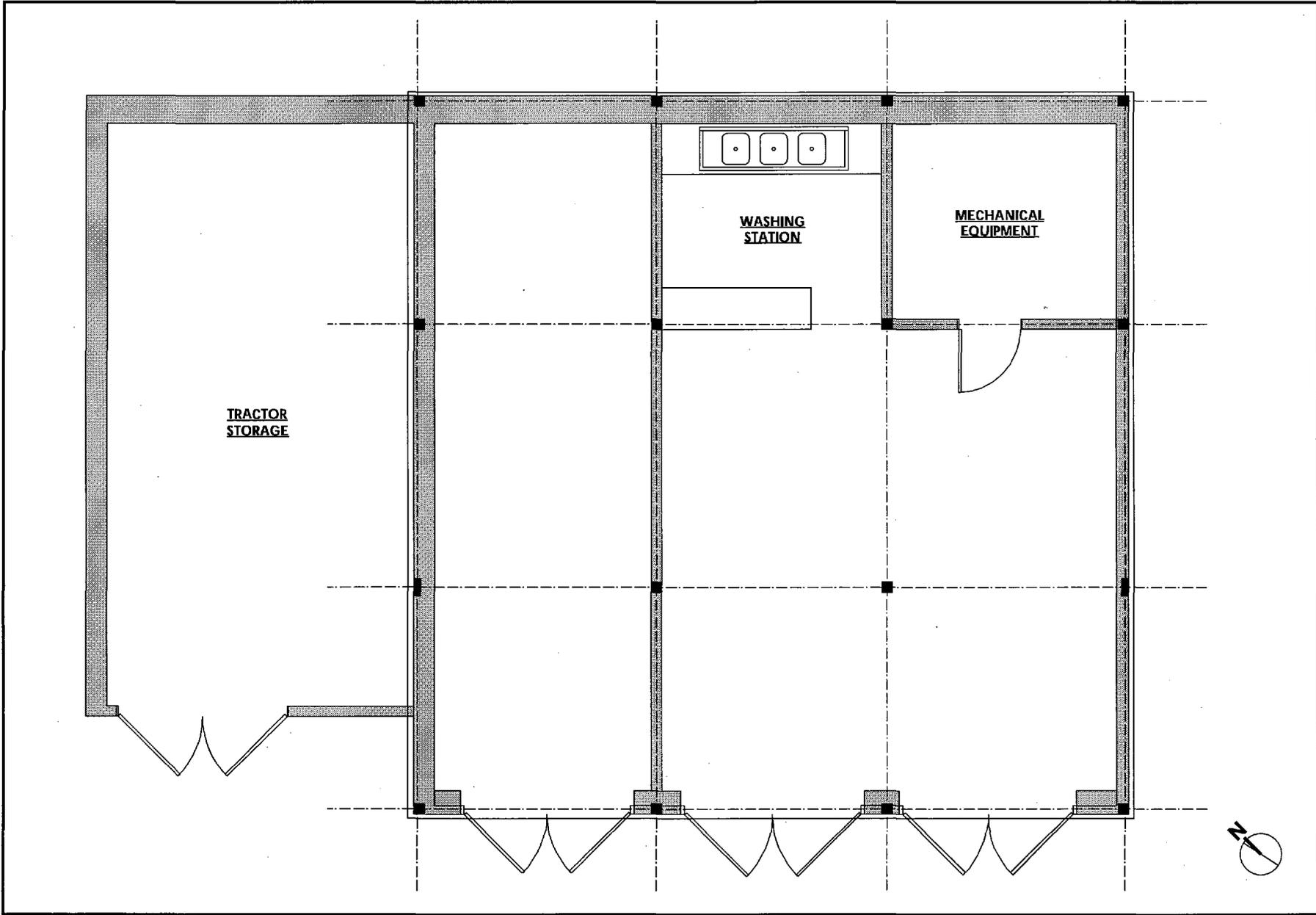
NOT FOR CONSTRUCTION



Mezzanine Floor
 113'-5"

First Floor
 100'-0"

Basement Floor
 92'-0"



TBA ARCHITECTS, INC.
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 241 CROSBY STREET, WALTHAM, MA, 02453
 TEL: 617-552-6828 FAX: 617-552-6824
 www.tbaarch.com

ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DESIGNED BY KHV JAH	CHECKED BY MRF	COPYRIGHT 2008
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05/19/2008	Historic Co
05/01/2008	Farm Co
04/23/2008	Elevs
03/26/2008	

REVISIONS

DATE OF ISSUE
 February 22, 2008

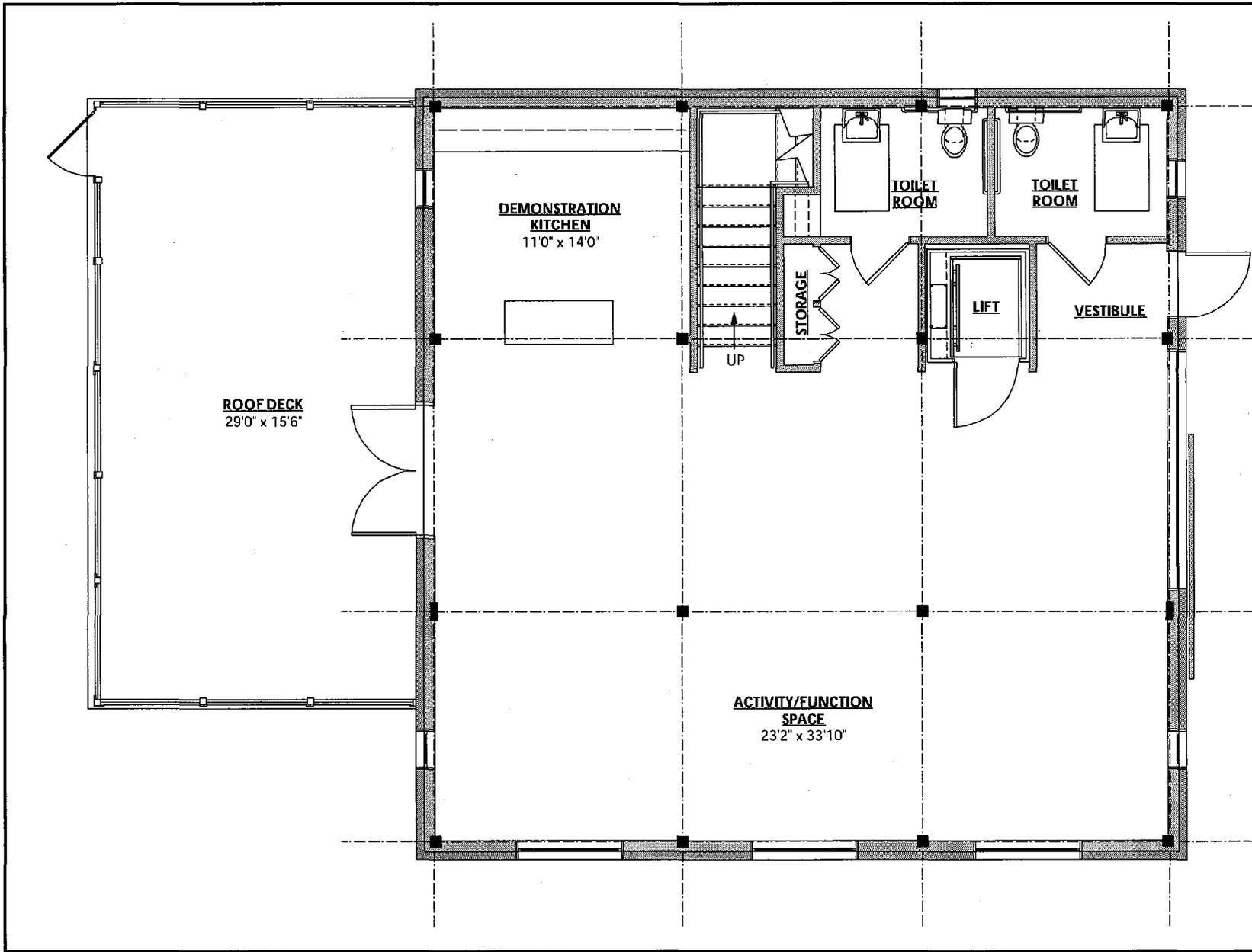
SCALE

SCHEMATIC DESIGN
**BASEMENT
 PLAN**

TBA PROJECT #

A-1.1

NOT FOR CONSTRUCTION



TBA ARCHITECTS, INC.
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
214 CROCKETT STREET, WALTHAM, MA 02451
 TEL: (781) 939-4444 FAX: (781) 939-4414
 WWW.TBA-ARCH.COM

**ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM**

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DRAWN BY	CHECKED BY	COPYRIGHT
KHY JAH	MRF	2008

DATE	DESCRIPTION
05/19/2008	Historic Cx
05/01/2008	Farm Cx
04/23/2008	Elevs
03/26/2008	

REVISIONS

DATE OF ISSUE
 February 22, 2008

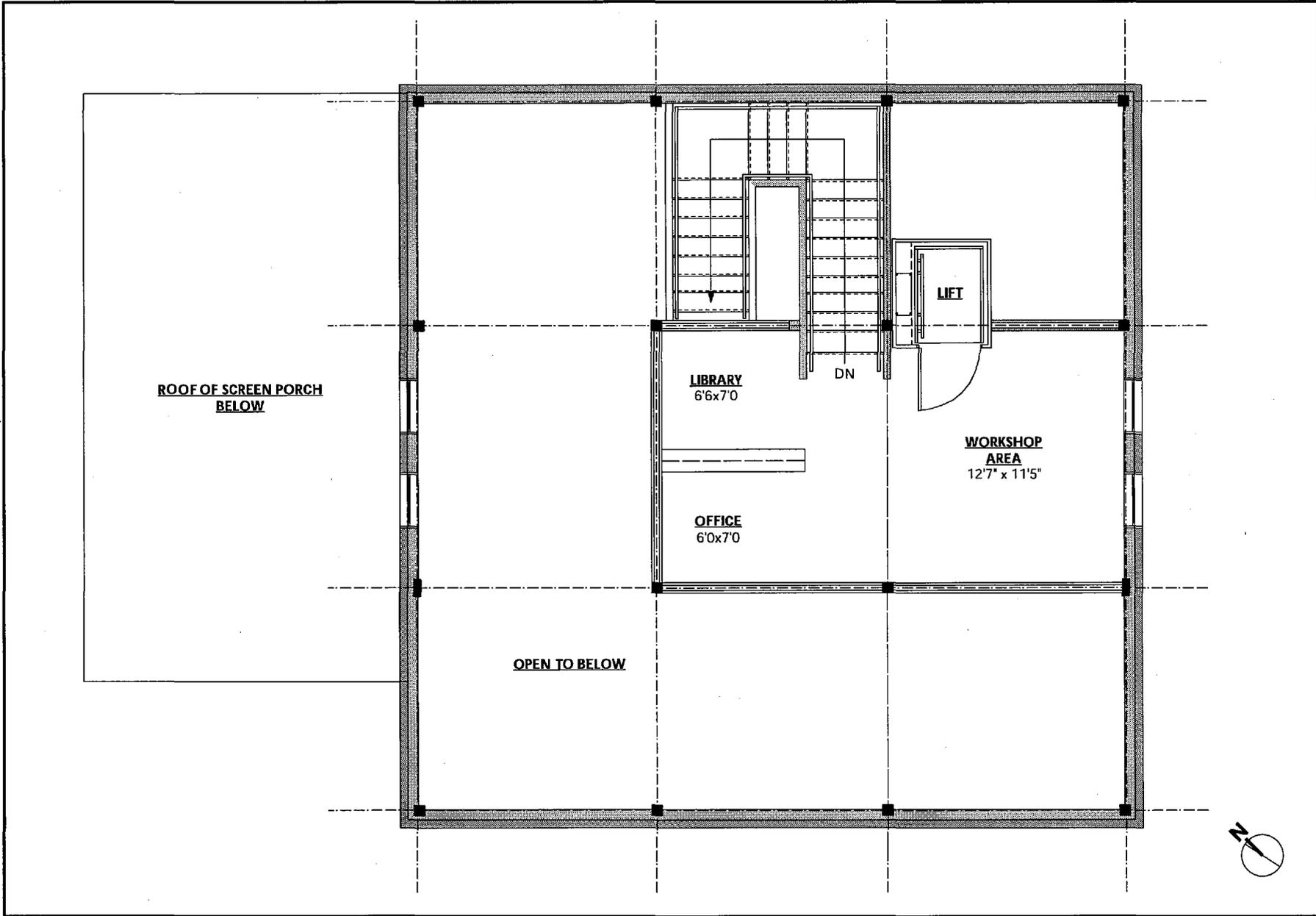
SCALE

SCHEMATIC DESIGN
**FIRST FLOOR
 PLAN**

TBA PROJECT #

A-1.2

NOT FOR CONSTRUCTION



TBA ARCHITECTS, INC.
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 211 CRESENT STREET, WALTHAM, MA 02453
 TEL: (781) 938-1111 FAX: (781) 938-1111
 WWW.TBAARCHITECTS.COM

ADDITIONS &
 ALTERATIONS TO:
 THE BARN AT
 ANGINO FARM

303 NAHANTON
 STREET
 NEWTON,
 MASSACHUSETTS
 02459

DESIGNED BY KJV JAH	CHECKED BY NRF	COPYRIGHT 2008
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- 05/19/2008 Historic Cx
- 05/01/2008 Farm Cx
- 04/23/2008 Elevs
- 03/26/2008

REVISIONS

DATE OF ISSUE
 February 22, 2008

SCALE

SCHEMATIC DESIGN
 MEZZANINE
 PLAN

TBA PROJECT #

A-1.3

NOT FOR CONSTRUCTION

Attachment F: Historic Resource Analysis

Barn Renovation CPA Proposal Newton Angino Community Farm Historical Significance

- 1. Analysis of Historic Significance** – Important features of the barn, (as identified in mid-2008).
 - a. The “iconic” view of the farm from Winchester over the field to the west wall of the barn, including the bottom bay doors, which are often open to the field with people going in and out.
 - b. The spatial relationships among buildings and between buildings and landscape (buildings on the edges of the property, with the barn built into the hillside, the relative size of the barn and house and the house close to the road.
 - c. The barn itself: in addition to the west wall in the ‘iconic’ view, front and back ramps, wide front door, built into the hillside, simple shape, functional windows, huge interior space subdivided and adapted over the years.
 - d. Visible historical “layers” and recycling in buildings, tools and furnishings: walls from different periods (dry stone vs mortared brick and concrete block); improvised / recycled / adapted outbuildings, cold frames, barn tables, plow.
 - e. Link to Newton’s history: small farms like the Angino property were replaced by commuter villages around railroad stations beginning in the 1840s, but persisted in the south part of the city until after World War II.
 - f. The plain, not fancy character of the farm. Like many of these small farms, buildings and spaces were designed for function, not display or status.

- 2. Description of Historically Significant Features of the Barn**
 - a. The west wall of the barn, together with the field, are the most important elements in the “iconic” view of the farm from Winchester Street. On the main floor, three smallish windows provide light for the interior. On the lower level, double doors mark bays whose proximity to the field made them handy working spaces.
 - b. As best we can tell, at some time the northern part of the barn was taken down and a portion of the exterior wall was recycled as a shed roof for the northernmost bay on lower level. This recycling illustrates the plain not fancy character of the building.
 - c. The huge interior space, with some subdivision for various storage needs, is characteristic of barns.
 - d. Open interior walls reflect the simple character of the construction of the barn.
 - e. Roof support timbers have unused cutouts from previous wood joints, which reflects the recycling of materials.

- 3. Summary and Justification of Proposed Treatment**
 - a. Preservation.**
 - i. The relationships between the farmhouse, the barn and other outbuildings have been retained. (2a above)

- ii. The barn project retained most of the external walls. Insulation was installed outside the original sheathing, which remains visible from the inside of the barn and preserves the barn-like feel of the space. Partitions and finishes will be kept to a minimum to preserve the open space, the visibility of the sheathing and will be of a simple nature. (2c and 2d above)
- iii. Most of the original framing was preserved as well. The building was stabilized through replacement of sills as needed and work on the framing, which was done in an historically sensitive way. (2e above)
- iv. The project floor plan retains much of the openness that characterized the working barn. There is vertical openness as well as openness for the plan of the main floor. (2c above)
- v. The traditional barn feature of multistoried exterior access (achieved by fitting the barn into a hill) will be retained: basement bays will be accessed from the west side, while the main floor will continue to be accessed from the south side. (2a above)
- vi. Basement columns and the south sill will be repaired to preserve the structural integrity of the barn. (2d above)
- vii. Utilities will be upgraded, including two accessible bathrooms, to make the building functional. (2c above)

b. Rehabilitation.

- i. The eastern wall of the barn was too deteriorated to be preserved the same way as the other walls. This wall was reconstructed using modern framing which will be covered by kitchen and bathroom walls. (2d above).
- ii. Windows on the western wall were replaced pursuant to recommendations from the Newton Historic Commission. The objective has been to retain the look of an old barn, as seen from Winchester St. looking across the farming plot. (2a above)
- iii. The interior construction is intended to be plain but functional, in keeping with the nature of the barn. (2c above)
- iv. The project will make the barn accessible through a minimum of changes: provision of a lift to the second floor, smoothing out surface of the first floor, whose unevenness presents a safety hazard, and providing a second means of accessible egress on the north side of the barn. (2b and 2c above)

c. Restoration.

- i. Removal of the barn's vinyl siding exposed the original shingles, which had rotted. Shingles were replaced and painted an historic color, recreating the barn's historic appearance. (2a above)
- ii. The roof was replaced with asphalt shingles that matched those recently installed on the farmhouse. (2a above).

d. Reconstruction – n/a

**NEWTON ANGINO COMMUNITY FARM
PRESERVATION PRIORITIES**

p. 1 of 4

15 June 2008, approved by Newton Farm Commission

These features are the most important to preserve ...

- ♦ **the "iconic" view** of the farm: from Winchester Street over the field to the west wall of the barn, including the bottom bay doors, which are often open to the field, with people going in and out
- ♦ **spatial relationships** among buildings, and between buildings and landscape (bldgs on the edges, barn built into hillside, relative size of barn & house, house close to road)
- ♦ **barn:** in addition to west wall in the "iconic view," front and back ramps, wide front door, built into hillside, simple shape, functional/recycled windows, large interior space subdivided and adapted over the years
- ♦ **visible historical "layers" and recycling** in buildings, tools & furnishings: walls from different periods (dry stone vs. mortared, brick, concrete block); modernized "front" rooms vs. unremodeled "back" bedrooms in the farmhouse; improvised / recycled / adapted chicken coops, cold frames, barn tables, plows; wine press & shelves for home canning in farmhouse basement, ...
- ♦ **brick veneer** on the farmhouse, stone outdoor fireplace (most significant for Italian immigration)
- ♦ **mix of public & private ("family") uses** – they share the site, but are also clearly separated
- ♦ **permaculture or long-term crops**, not just annual ones: apple trees, grape vines, ...
- ♦ **visible signs of farm work** in progress: boxes, baskets, tools (and people!) in plain view, not tidied away

... because they each embody several (or all) of these significant themes in the farm's history:

Newton's community character

- ♦ **sense of place** Newton's development history was very different on the north side, where commuter villages grew up around railroad stations starting in the 1840s, & the south side, which had small farms and nurseries until after World War II
- ♦ **kids & community** community as a whole involved in educating/steering kids, not just teachers or parents; and this work was done everywhere, not just in classrooms (*overlaps with "connections & interdependence"*)

small-scale New England farming

- ♦ **plain, not fancy** farmers did not make a lot of money, bldgs and spaces designed for function rather than for display or status; small farms had their own beauty, but often appeared "messy" to nonfarmers!
- ♦ **stability & stewardship** land ownership "anchored" just 2 families to the site over most of the past 200 years (not an experience today's kids can expect to have!), Anginos were committed to sustainable & organic practices before those words were in widespread use
- ♦ **adaptability & ingenuity** change was incremental rather than wholesale, and was even sometimes reversed, farmers adapted & tinkered with everything (land, buildings, tools) to solve problems and meet new challenges, Mass. Electric [contractor, not power company] was started in barn workshop
- ♦ **connections & interdependence** like most small farms, not self-sufficient; since the mid-18th century, farmers always worked off-farm, had mixed sources of income, & bartered their labor; Jerry Angino knew the City as a whole, helped struggling families from all ethnic backgrounds (*overlaps with "kids & community"*)

local history as global history

- ♦ **changing journey of food, from farm to table** 200 years of change in who owned land (Yankees to newer immigrants), in what farmers earned, in which foods were grown & how, in how – & how far – food traveled to consumers, in how & why food was preserved (*overlaps with "connections & interdependence"*)
- ♦ **Italian immigration** regional connections from Italy helped people move here & get work, Italians gardened & farmed but also worked in factories & City government, their homes expressed their aspirations for stability, Anginos connected major Italian community in Nonantum with southern part of the City, family not only worked but also lived & ate outdoors [stone fireplace] (*overlaps with all themes above!*)

NOTES & QUESTIONS on page 2 →

NOTES & QUESTIONS

- ◆ PARTICIPANTS in 14 May 08 drafting session:
 - *from Newton Farm Commission:* Vaunita Schnell and Donald Lang (*arrived for last 15 mins.*)
 - *from Newton Community Farm:* Peter Barrer, Ted Chapman, Becka Smillie, Lucy Caldwell Stair
 - *facilitator:* Alice Ingerson, Community Preservation Program Manager
- ◆ BARN WINDOWS: Why did barns historically have few or small windows?
 - a. Windows were expensive to install and maintain. Barns were mostly functional storage space for animals, feed, and equipment. People didn't spend much time there on a daily basis (unless they were milking in a dairy barn, or gathering eggs in a chicken barn – Angino barn was neither of these).
 - b. In the Angino barn, people spent more time in the basement bays, which were open to the field, and in the workshop, where they worked on electrical contracting (but probably used electric light - that was their business, after all).

So ... how different should new windows be, since new windows may be less not have the same (a) problem as older windows, and new educational use changes conditions (b) and (c)? How important is it for the barn as a building to "teach" or "speak" to (c)?
- ◆ HEATING in the BARN: Should it be unobtrusive (so the barn still LOOKS unheated, even if it FEELS heated)? Or fully visible - to illustrate the idea that on a small farm, equipment wasn't always "tided away," and the work and tools were mostly out in plain sight?
- ◆ BRICK, IRON & VINYL: The iron railings on the farmhouse front porch may express the same sense of "permanence" as the brick veneer, but we thought the brick was the most significant expression of this. Vinyl siding may have been intended partly as "modernization," but we think it was installed mostly to reduce the maintenance burden, and makes less of "values statement" than the brick veneer, or even the iron railings.
- ◆ MANURE vs COMPOST: Manure was a significant element of the Angino farm. Is today's equivalent a compost pile, even though the Anginos did not compost? Animals were a significant element on the farm as well, and critical for sustainability.
- ◆ PROGRAMMING & EDUCATION should reinforce and interpret physical preservation. Some aspects of the farm's historic significance may be conveyed *better in this way than through physical preservation:*
 - Document the "mess," recycle some things from it, then ... clean it up. But programming should try to include "tinkering" space, where kids can invent solutions to problems from recycled/spare parts, like Ernie Angino "inventing" Mass Electric in the barn workshop.

This theme also has an ecological education connection. When trying to explain the importance of preserving species and ecosystems for which people saw no immediate need, renowned conservationist Aldo Leopold wrote that "The first rule of intelligent tinkering is to keep every cog and wheel."
 - Document the historical "layering" and "recycling" of materials, textures and spaces (lofts, workshops, stalls) in the barn; save or recycle as much as possible; but also try to echo this history of "layers" and "recycling" in any new designs or construction.
 - Use walls to tell stories - display and interpret photos, quotes, small tools.
 - Make and maintain connections with other parts of the city & other institutions.
 - Revive and complete the family & oral history video project first suggested in 2005 – while Angino family members, "Jerry's kids," and others who remember the farm's pre-2004 history are still around to share their memories.

DETAILED DISCUSSION NOTES (2 pp.)

NEWTON'S COMMUNITY CHARACTER

A. sense of place

- The farm has a sense of beauty & grace, and evokes an earlier time. The buildings just "fit into" the landscape, they feel like they really belong.
- The farm's sense of place depends partly on the "rural feel" of its setting, on Nahanton and Winchester Streets, where most buildings are set well back from the road. In this part of Newton, farms were subdivided for development fairly late - mostly after World War II - because it did not have railroad stations and railroad commuters, and this part of the Charles River was not used to power mills, because it had no significant "falls." And by the time farms along these two streets were developed, different rules were in place that kept more open space, protected wetlands, increased setbacks, etc.

B. kids & community

- Jerry Angino did a lot of what today might be called "social work," "rehabilitation," or "education" with kids and their families, but he was not a stereotypical "liberal": he believed strongly in family, and in hard work as the best way to keep kids out of trouble. But "his" kids were very attached to him, as many who are now adults will tell you.
- Jerry's work with the schools, and with kids in general, illustrated closer, more flexible relationships between citizens and government in general, among government depts., and between the schools and the City than is the case today. Jerry even did "individualized districting" - he would suggest shifting kids to a different school if he thought that would help them. (The School Dept. once had coordinators whose jobs were simply to maintain equity among schools & districts, and keep north side connected to the south side, and vice versa)
- Kids who worked with Jerry knew their boundaries: in the farmhouse, for example, the 1st and 2nd floors were family space, kids worked only in the basement.

SMALL-SCALE NEW ENGLAND FARMING

C. plain, not fancy

- Historically, this farm was: functional, not fancy; "messy," not manicured; ramshackle & recycled. It was a working landscape, not an ornamental one (or at least not designed strictly for looking at - it was and is beautiful in its own way!). These farmers did most of their work in plain view - they didn't hide their tools and equipment "back stage." If it wasn't going to rain (or they weren't worried about theft), they didn't always "tidy up" tools and equipment that they would only have to haul back out to the same spot again the next day. ... although the farm looked neater when Jerry Angino was running it than it does now - it has more people and activities now (and more democratic decisionmaking?)
- In short, this farm represents a particular kind of New England farming: small-scale, mixed-income, entrepreneurial, and not highly profitable. The Angino family never had any money, at least until Mass Electric became a big business (but that was only one branch of the family).

D. stability & stewardship

- From the early 19th century to 2004, only 2 families occupied this land for almost 2 centuries (though it was rented for a decade-plus in between). They were committed and "anchored" to this place by owning land.
- Although not all 19th-century farming was organic, the Anginos' farming was.
- In some ways, the farm was managed sustainably before the City acquired it ash from woodstove used on fields, manure used on fields (though it came from elsewhere, including the big estates in the neighborhood, there was no on-site composting).

E. adaptability & ingenuity

- Small farmers had to be creative and entrepreneurial, solving problems with whatever they had or could make. And they couldn't be afraid of technology (maybe it wasn't an accident that Mass Electric, which became a major contracting company, was started in the barn's workshop.)

NEWTON ANGINO COMMUNITY FARM
PRESERVATION PRIORITIES

p. 4 of 4

15 June 2008, approved by Newton Farm Commission

- We wondered if Ernest Angino, the company's founder, learned his skills through apprenticeship, or perhaps through the training program at Newton High School, which had a tradition there of 2nd and 3rd generation kids learning the same trade, following in their parents' (fathers'?) footsteps.
- Yet the farm also changed constantly, and illustrates many accumulated layers of history: from late 18th-century farmers and laborers, through 19th- and 20th-century Italian immigration, to post-WWII suburbs. It doesn't have a single "period of significance," they're all significant!
- Change has not always been one-way: an earlier generation installed and used radiators to heat the house, but Jerry Angino went back to heating only with the woodstove, on principle.

F. connections & interdependence

- The people who have farmed this site have probably combined farming with other kinds of work since the late 18th or early 19th century. They have worked as laborers on the large estates nearby, or as telephone operators, or for the City.
- The Angino family in particular had close ties to neighborhoods and people all over the City. The Anginos were active at the YMCA in Newton Corner and the Boys' and Girls' Club in Newtonville, and connected with Newton's best-known Italian community in Nonantum. Other City workers brought Jerry felled city trees to use as firewood. Jerry knew by 9 am every day who was, or wasn't in school, and he called on them at home to reinforce their parents' authority. From these housecalls, he also knew which families were struggling, and brought them food (turkey, produce) at holidays and other times. Jerry knew the City so well that he advised the Mayor on social "problem areas" so early action could head off bigger problems later.

LOCAL HISTORY AS GLOBAL HISTORY

G. changing journey of food, from farm to table

- Life on the farm included not only growing food but preserving it: the basement of the farmhouse had LOTS of shelves for home-canned goods and preserves, and the barn had a root cellar.
- The Anginos sold flowers and especially tomatoes. But people really wanted Jerry's tomato plants. Food was mostly delivered, but some customers came to the farm, although there was no formal farmstand, and plants and produce were just displayed on outdoor tables or in the barn's basement bays.

H. Italian immigration

- Although the farm was "plain, not fancy" some things about it make strong statements about cultural values. The brick veneer on the house, for example, signifies the Angino family's commitment to the farm, and their sense of stability and prosperity. It was not just done to reduce the maintenance costs of the wood house, or for esthetics - it makes a moral or political statement about permanence.
- There was a small Italian community in Oak Hill by the late 19th century, but the Anginos also maintained connections with Newton's main Italian community in Nonantum, and Jerry helped families of all ethnic backgrounds.

Attachment H: Description of Barn Renovation Phase 1

Using no public funds the first phase of the barn renovation was finished in spring 2009 with all funds raised privately. After NCF created a master plan anticipating the barn's eventual use as programming space, the project was efficiently managed rapidly and on budget, with high respect for preserving the historic resource. The weak foundation and deteriorating timber structure were stabilized and strengthened for long term use. New windows were installed and the main barn door has been beautifully replaced. Insulation and new siding and roofing were added in a manner that preserved the classic appearance of the building from the field, and also will maintain from the interior, a clear view of the timber frame structure and traditional barn walls.

Attachment I: Summary of Project Manager's and Sponsor's Qualifications

The CPA Applicant for the Barn renovation project, the Newton Farm Commission, in its official position as the responsible body for the Angino Site, has successfully stewarded the steady growth and success of the farm in its missions. Composed of appointees selected for their expertise in farming, business operations, environmental responsibility and historical preservation, the Farm Commission has successfully contracted with Newton Community Farm to operate the farm, guided farm budgets, policies, and farm operations and the first phase of Barn renovation, in the interest of the City.

The project manager will be the Newton Buildings Department, led by Nick Parnell, who personally has taken an interest in the Barn renovation project, visiting the site several times during Phase 1. If the CPA grant application is successful, Mr. Parnell plans to manage Phase 2 with a contract Project Manager he has used on other small City projects, such as firehouse renovations.

As the User of the Barn, Newton Community Farm Inc will take a substantial role in guiding the project. The mission of Newton Community Farm is to nurture a community that teaches and models sustainable agricultural and environmental practices on the historic Angino Farm. In accordance with Newton City requirements, NCF's finances are audited annually, and the results made public. Annual income and expenses, aside from the barn renovation project, are approximately \$100,000; and the organization has a cash cushion of \$60,000. The audited financial statement for 2008 is provided in an attachment.

Peter J. Barrer, chair of NCF's Building Committee, and current Board President, will be closely involved in the design and construction process, expecting to participate in all significant meetings throughout the project. Mr. Barrer managed the first phase of the Barn renovation work. A mechanical engineer specializing in energy efficiency, he has been an Aldermen-appointed member of Newton's Design Review Committee, and has had some 30 years of experience in the construction industry.

**Newton Community Farm, Inc.
(A Not-for-Profit Organization)**

Financial Statements

December 31, 2008 and 2007

Newton Community Farm, Inc.
(A Not-for-Profit Organization)

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FRIEDMAN
SUVALLE & SALOMON PC
Certified Public Accountants and Business Consultants

Member of CPA Associates International, Inc.

Independent Auditors' Report

The Board of Directors
Newton Community Farm, Inc.

We have audited the accompanying statements of financial position of Newton Community Farm, Inc. (a not-for-profit organization) as of December 31, 2008 and 2007, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Newton Community Farm, Inc. as of December 31, 2008 and 2007, and the changes in its net assets and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was conducted for the purposes of forming an opinion on the basic statements taken as a whole. The supplementary information on page 8 is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the audit procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Friedman Swalle & Salomon P.C.

August 7, 2009

Newton Community Farm, Inc.
(A Not-for-Profit Organization)
Statements of Financial Position
As of December 31,

	2008	2007
Assets		
Current assets		
Cash	\$ 59,189	\$ 60,867
Accounts receivable	500	250
Contributions receivable	300	300
Inventory	810	853
Prepaid expenses	553	553
	61,352	62,823
Total current assets	61,352	62,823
Property and equipment, net	255,496	45,968
Construction in progress	-	5,181
Other assets		
Cash restricted for barn renovation	5,565	134,527
Construction deposit	28,943	-
	34,508	134,527
Total other assets	34,508	134,527
Total assets	\$ 351,356	\$ 248,499
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued expenses	\$ 12,670	\$ 9,250
Net assets		
Unrestricted	333,787	106,399
Temporarily restricted	4,899	132,850
	338,686	239,249
Total net assets	338,686	239,249
Total liabilities and net assets	\$ 351,356	\$ 248,499

See independent auditors' report and notes to financial statements.

Newton Community Farm, Inc.
(A Not-for-Profit Organization)

Statements of Activities
For the Years Ended December 31,

	2008				2007			
	Net Assets			%	Net Assets			%
	Unrestricted	Temporarily Restricted	Total		Unrestricted	Temporarily Restricted	Total	
Revenues								
Donation income	\$ 52,974	\$ 69,077	\$ 122,051	63.5	\$ 46,945	\$ 136,700	\$ 183,645	76.3
Education programs	967	-	967	0.5	1,167	-	1,167	0.5
Interest	1,229	2,733	3,962	2.1	1,108	1,331	2,439	1.0
Membership income	35,750	-	35,750	18.6	32,871	-	32,871	13.7
Produce sales	28,768	-	28,768	15.0	19,809	-	19,809	8.2
Miscellaneous income	595	-	595	0.3	750	-	750	0.3
Net assets released from restrictions	199,761	(199,761)	-	-	5,181	(5,181)	-	-
Total revenues	320,044	(127,951)	192,093	100.0	107,831	132,850	240,681	100.0
Expenses								
Program expenses	70,527	-	70,527	36.7	62,531	-	62,531	26.0
General and administrative expenses	14,717	-	14,717	7.7	13,846	-	13,846	5.8
Fundraising expense	6,104	-	6,104	3.2	7,023	-	7,023	2.9
Total expenses	91,348	-	91,348	47.6	83,400	-	83,400	34.7
Income (loss) from operations	228,696	(127,951)	100,745	52.4	24,431	132,850	157,281	65.3
Other income (expense)								
Loss from sale of marketable securities	(1,308)	-	(1,308)	(0.7)	-	-	-	-
Total other income (expense)	(1,308)	-	(1,308)	(0.7)	-	-	-	-
Change in net assets	227,388	(127,951)	99,437	51.8	24,431	132,850	157,281	65.3
Net assets beginning of year	106,399	132,850	239,249		81,968	-	81,968	
Net assets end of year	\$ 333,787	\$ 4,899	\$ 338,686		\$ 106,399	\$ 132,850	\$ 239,249	

See independent auditors' report and notes to financial statements.

Newton Community Farm, Inc.
(A Not-for-Profit Organization)
Statements of Cash Flows
For the Years Ended December 31,

	<u>2008</u>	<u>2007</u>
Cash flows from operating activities		
Change in net assets	\$ 99,437	\$ 157,281
Adjustments to reconcile change in net assets to net cash provided (used in) operating activities:		
Depreciation	9,122	7,763
(Increase) decrease in:		
Accounts receivable	(250)	(250)
Contributions receivable	-	(300)
Inventory	43	(853)
Prepaid expenses	-	(26)
Cash restricted for barn renovation	128,962	(134,527)
Contractor fee	(28,943)	-
Increase (decrease) in:		
Accounts payable and accrued expenses	3,420	2,629
Total adjustments	<u>112,354</u>	<u>(125,564)</u>
Net cash provided by operating activities	<u>211,791</u>	<u>31,717</u>
Cash flows from investing activities		
Cash payments for the purchase of property/construction	<u>(213,469)</u>	<u>(9,974)</u>
Net cash used by investing activities	<u>(213,469)</u>	<u>(9,974)</u>
Net increase (decrease) in cash	(1,678)	21,743
Cash, beginning	<u>60,867</u>	<u>39,124</u>
Cash, ending	<u><u>\$ 59,189</u></u>	<u><u>\$ 60,867</u></u>

See independent auditors' report and notes to financial statements.

Newton Community Farm, Inc.
(A Not-for-Profit Organization)

Notes to Financial Statements
December 31, 2008 and 2007

Note 1 – Nature of Operations

Newton Community Farm, Inc. (the Organization) was founded in 2005 to preserve the historic Angino Farm including its open space, buildings, and farm structures. The farm, building, and structures are owned by the City of Newton and licensed out to the Organization. The Organization provides a model of sustainable agriculture by creating a successful operation onsite. The Organization educates citizens of Newton through a hands-on and didactic experience of sustainable practices.

As part of its operations, the Organization sells 70 membership shares to citizens of the City of Newton. These shares entitle the members to a weekly allotment of produce grown at the farm. As an obligation of a membership, the members agree to provide 12 volunteer hours annually. In addition, the Organization sells produce grown at the farm at weekly farmers' markets located in Newton. The Organization donates surplus produce to local food pantries.

Note 2 – Summary of Significant Accounting Policies

Classification of Net Assets

The financial statements are presented on the basis of unrestricted, temporarily restricted, and permanently restricted net assets. Those classifications are defined as follows:

Unrestricted Net Assets – consist of assets created through public support and program revenues, which are available and used for operations and programs. Grants and donations are considered available for unrestricted use unless specifically restricted by the donor. Unrestricted donations include temporarily restricted assets whose restrictions have been met in the same reporting period.

Temporarily Restricted Net Assets – consist of assets created through public support and program revenues with donor-imposed restrictions, which are satisfied either by the passage of time or by completion of actions by the organization that satisfy the restriction.

Permanently Restricted Net Assets – consist of assets which have a permanent donor-imposed restriction, which stipulates that the assets are to be maintained permanently, but permit the Organization to expend part or all of the income derived from the donated assets.

Accounts Receivable

The Organization extends credit to its members in the ordinary course of operations. After reviewing aged outstanding balances and giving consideration to the Organization's collection history, the Organization has determined that all aged outstanding balances are collectible. Therefore, there was no allowance for doubtful accounts at December 31, 2008 and 2007.

Inventories

Inventories are stated at the lower of cost or market value, with costs determined on the first-in, first-out (FIFO) method. Inventory at December 31, 2008 and 2007 consisted of seeds only.

Newton Community Farm, Inc.
(A Not-for-Profit Organization)

Notes to Financial Statements
December 31, 2008 and 2007

Note 2 – Summary of Significant Accounting Policies (continued)

Donated Property and Equipment

Donations of property and equipment are recorded as contributions at their estimated fair value at the date of donation. Such donations are reported as increases in unrestricted net assets unless the donor has restricted the donated asset to a specific purpose. Donated assets that have a questionable or uncertain value are not recognized in the financial statements.

Property and Equipment

Property and equipment are stated at cost. Depreciation is provided over the estimated useful lives of the related assets using the straight-line method. Repairs and maintenance costs are expensed as incurred.

Income Taxes

The Organization is a not-for-profit organization exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

Use of Estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure for contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could vary from the estimates that were used.

Note 3 – Property and Equipment

Property and equipment consisted of the following at December 31:

	<u>2008</u>	<u>2007</u>
Equipment	\$ 30,579	\$ 26,394
Leasehold improvements	<u>244,683</u>	<u>30,218</u>
	275,262	56,612
Accumulated depreciation	<u>(19,766)</u>	<u>(10,644)</u>
	<u>\$ 255,496</u>	<u>\$ 45,968</u>

Depreciation expense for the years ended December 31, 2008 and 2007 was \$9,122 and \$7,763, respectively.

Note 4 – Donated Property and Building

The Organization has a license to use the farm, building, and facilities at Angino Farm to March 2011. This license was granted by its owner, the City of Newton. The fair value of these facilities has not been recognized in the financial statements due to the uncertainty of its valuation.

Newton Community Farm, Inc.
(A Not-for-Profit Organization)

Notes to Financial Statements
December 31, 2008 and 2007

Note 5 – Cash Restricted for Barn Renovation

Cash restricted for barn renovation represents donations received by the Organization to be used exclusively for the barn renovation project.

Note 6 – Commitments

The Organization entered into an oral commitment with a related party in 2005 under which the related party is to make unrestricted cash donations to the Organization over a period of years. As of December 31, 2008 the commitment is being negotiated between parties to determine the duration and donation amounts. Donations received from this related party are recognized as income when received. Donations for the years ended December 31, 2008 and 2007 were \$10,000 each year.

Note 7 – Supplemental Cash Flow Information

Non-cash donations of property of \$5,852 during the year ended December 31, 2008 consisted of temporarily restricted donations of publicly traded securities. Prior to year end these publicly traded securities were sold once donor restrictions were met.

Note 8 – Concentration of Credit Risk

Financial instruments, which potentially subject the Organization to concentrations of credit risk, consist principally of uninsured cash. Cash balances are maintained primarily at one Massachusetts bank and sometimes exceed the Federal Deposit Insurance Corporation coverage limit. To date, the Organization has not experienced any losses in any of its accounts and does not believe it is exposed to any significant credit risk in its cash. The combined cash balances at December 31, 2008 did not exceed \$250,000, the coverage limit set by the Federal Deposit Insurance Corporation.

Supplementary Information

Newton Community Farm, Inc.
(A Not-for-Profit Organization)
Program and Administrative Expenses
For the Years Ended December 31,

	<u>2008</u>	<u>%</u>	<u>2007</u>	<u>%</u>
Program expenses				
Auto expense	\$ 1,943	1.0	\$ 2,067	0.9
Bought produce	2,719	1.4	1,938	0.8
Building maintenance	1,418	0.7	576	0.2
Contract labor	-	-	2,050	0.9
Depreciation expense	9,122	4.7	7,763	3.2
Employee benefits	1,395	0.7	-	-
Insurance	909	0.5	1,043	0.4
Mulch	120	0.1	500	0.2
Payroll	32,465	16.9	27,528	11.4
Payroll taxes	2,411	1.3	2,669	1.1
Repairs and maintenance	718	0.4	3,642	1.5
Seed	3,021	1.6	2,290	1.0
Soil management	2,249	1.2	102	-
Special event expenses	1,195	0.6	426	0.2
Supplies	6,144	3.2	5,355	2.2
Utilities	3,779	2.0	3,599	1.5
Workmen's compensation insurance	919	0.5	983	0.4
	<u>\$ 70,527</u>	36.7	<u>\$ 62,531</u>	26.0
General and administrative expenses				
Conferences	\$ 336	0.2	\$ 280	0.1
Donations	2,418	1.3	2,209	0.9
Dues	335	0.2	265	0.1
Marketing	1,879	1.0	2,019	0.8
Office expenses	3,553	1.8	2,699	1.1
Professional fees	6,196	3.2	6,374	2.8
	<u>\$ 14,717</u>	7.7	<u>\$ 13,846</u>	5.8

See independent auditors' report.

Attachment K: Environmental Sustainability

Environmental sustainability has been a hallmark of NCF's stewardship of the property. The only amendments applied to the soil and vegetables are acceptable for organic growing practices. The primary soil amendment, compost, is made from farm organic waste and clean material we accept from landscape contractors. The new well pump serving the irrigation system efficiently uses as its source the high water table near the surface, rather than drawing from deep sources which require much more pumping energy.

The completed first phase of barn renovation has been accomplished in an environmentally sustainable manner, anticipating heating the building efficiently when the barn renovation is completed. The leaky barn board construction of walls and roof have been completely sealed with a tight air barrier, the new barn windows are efficient, and high levels of insulation, substantially greater than code requirements, have been added to the building envelope.

Although there remain many more opportunities for improving efficiency, in the four years since we started the farmhouse has been transformed from a leaky energy hog to an efficient home. Attic insulation has been installed where there was none, the de-leading project replaced old leaky windows with much more efficient models, heat losses from the basement walls and windows have been reduced substantially, and the basement heating pipes have been insulated. We are presently examining the feasibility of solar electric panels for the farmhouse roof.

Attachment L: Volunteer Labor

The farm's success has depended on a great deal of volunteer work from Newton residents.

Following is a summary of site improvement work accomplished with voluntary labor since 2006.

- Farmhouse interior: complete kitchen renovation, wallpaper stripping and interior painting, attic insulation, basement wall and heating pipe insulation, miscellaneous maintenance projects.
- Barn and site cleanout: Removal of several dumpsters of old materials stored in barn and at edges of field, recycling of metals
- Underground irrigation system: About half accomplished with volunteer labor
- Construction of Farmstand on Winchester St. and entry kiosk
- Design and construction of learning garden
- Greenhouse construction: about half accomplished with volunteer labor

The farm also depends on continuing volunteer labor summarized as follows:

Work in greenhouse and fields. Each year there is approximately 800 hours per year of volunteer labor, which includes and 600 hours of high school and college students and 80 hours of "Service Days" organized by others. In addition there is annually about 400 hours of labor from CSA "sharers" as part of their connection to the Farm.

Staffing major events. Annual Harvest Festivals and Spring Seedling Sale have all been staffed with volunteer labor. Approximately 1000 people attended the 2008 Harvest Festival.

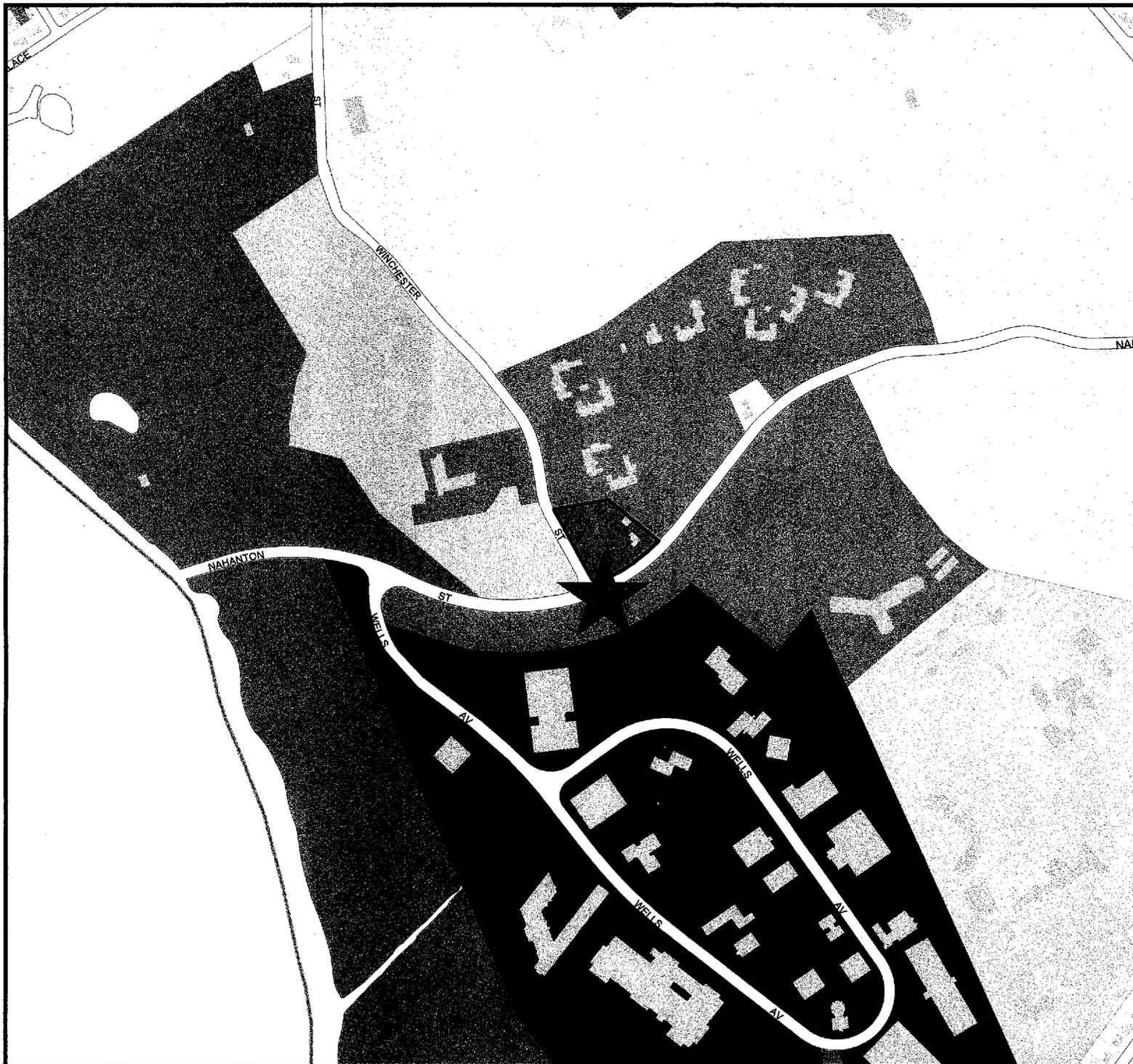
Governance and fundraising: Board members, in addition to their work as volunteers on above projects, also have volunteered many hours of their time in governing NCF and raising funds.

Since its inception the Farm has supported the Newton Food Pantry with a substantial weekly donation of fresh farm-grown produce.

Angino Communi Farm

303 Nahantor

Attachment M: Location Map

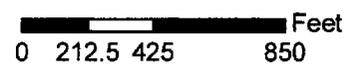


Legend

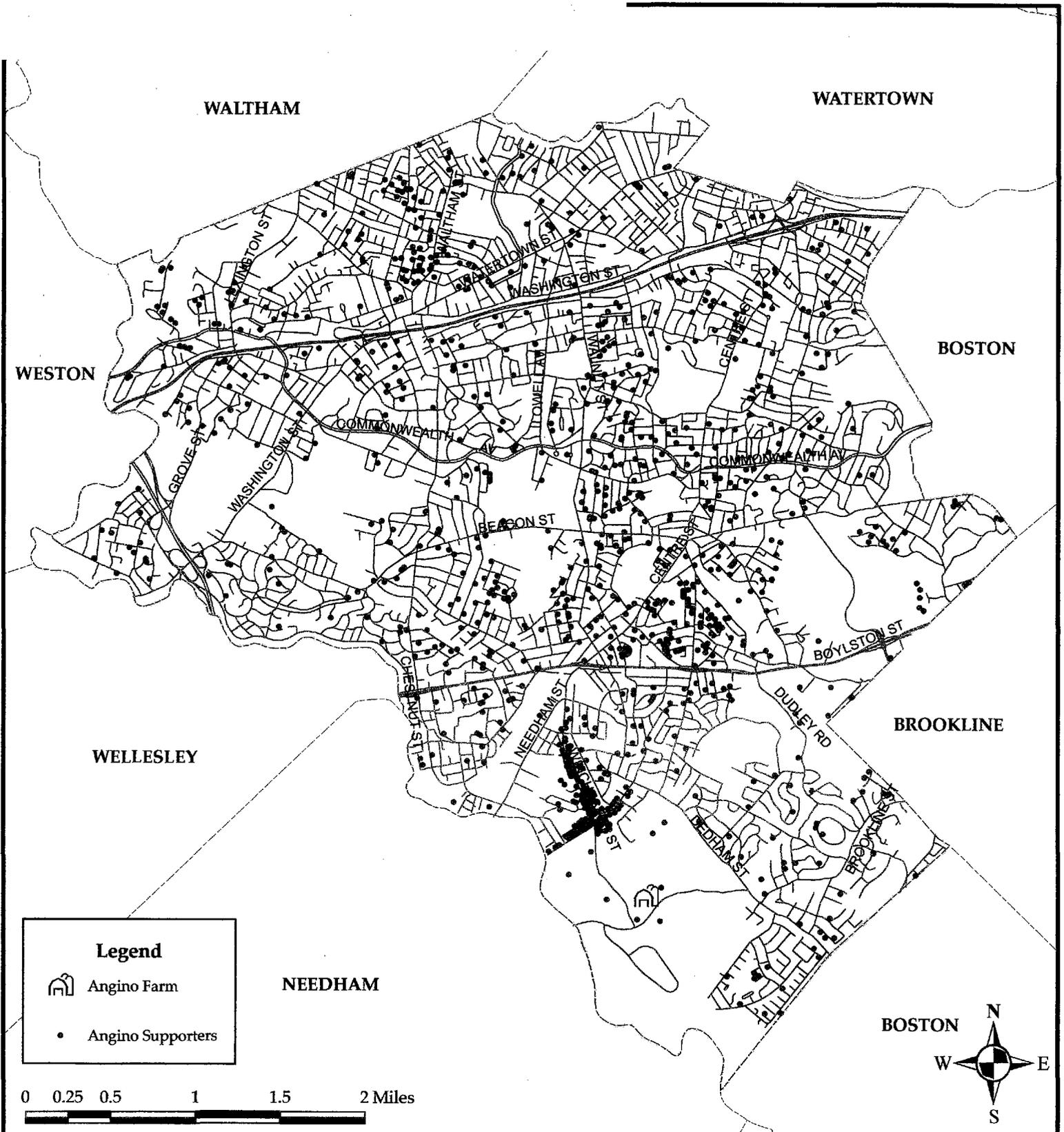
- 303 Nahantor St.
- Building Outlines
- Single Family Resi
- Multifamily Residi
- Commercial
- Industrial
- Mixed Use
- Vacant Land
- Golf Course
- Open Space
- Private Educatori
- Nonprofit Organi
- Public Housing
- Tax Exempt
- Unspecified

NEWTON GIS

The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.



MAP DATE: October 05, 2009



Supporters of Angino Farm

City of Newton, Massachusetts



City of Newton
Mayor - David B. Cohen
GIS Administrator - Douglas Greenfield