



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
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David B. Cohen
Mayor

April 27, 2006

Andrew Stern, Chairman
Community Preservation Committee
1000 Commonwealth Avenue
Newton, MA 02459

RE: Angino Farm, 303 Nahanton Street – Application for exterior changes

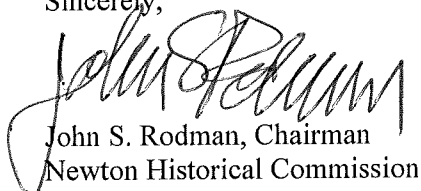
Dear Mr. Stern:

The Newton Historical Commission would like to express its strong support for the Newton Farm Commission and Public Buildings Department's application for CPA grant funds to de-lead the existing structures at the Angino Farm, 303 Nahanton Street. The Commission understands that the de-leading of the existing farmhouse is vitally important to the future use and viability of the structure. The proposed project has been designed to retain and restore as much of the original fabric of both the house and barn as possible and will leave the significant facades and interior spaces architecturally intact. While the historic windows will be removed as part of this application, the Commission is pleased that the proposed new wood windows are historically appropriate replacements which match both the material and configuration of the existing windows.

In July 2004, the NHC reviewed the information available on the history of the Angino Farm and found it to be an historic resource which is significant to the history and culture of the City of Newton as defined under the Community Preservation Ordinance, Chapter 44B, Section 2. The Angino Farm is the last surviving example of the family-owned farmsteads which were part of an agricultural tradition in South Newton dating back to the 1670s. Its structures, a ca. 1855 Greek Revival farmhouse and 19th century vernacular barn, are consistent in age, style, massing, and siting with early 19th century farmsteads and the site itself has remained remarkably unaltered since at least 1874. These factors contribute to the Commission's finding that this site is locally significant and to its belief that the restoration of these structures is an important element in their future use and survival.

In its current configuration, the Angino Farm has been a component of Newton's farming community for over 150 years. The NHC feels strongly that without the proposed work to remediate the lead contamination in the buildings, the historic use of these structures as a farmer's home will be at an end. With this in mind, the Newton Historical Commission reiterates its support for the restoration of these structures and hopes that you will look favorably upon this grant application.

Sincerely,


John S. Rodman, Chairman
Newton Historical Commission

Memorandum

Newton Housing Rehabilitation Fund

To: Community Preservation Committee

From: Mike Duff – Rehabilitation Program Manager



Date: April 17, 2006

Re: NHRF Funding for lead paint abatement at Angino Farm

NHRF has conditionally approved grant funding for Abatement for the above referenced project. As our funds are reserved for rehabilitation of buildings occupied by low/moderate income families, we based our qualification process on the family income of the Marlow family. We have determined the family does qualify for low/moderate abatement grant funding.

Therefore we have reserved \$15,000 towards the anticipated abatement qualified only by a commitment that the Marlow family take residence at the property immediately after abatement and clearance procedures are completed. You will need to get us documentation that this will indeed occur prior to final commitment and dispersal of NHRF Block grant funds.

We have reviewed the concept of an abatement grant for an eligible family residing in a City owned building with the law department and we anticipate no problems with City acceptance of the federal grant funds.

CC: Gayle Smalley – Assoc. City Solicitor
Stephen D. Gartrell – Assoc. Dir. For CD and Housing
Jennifer Goldson CPA Planner
Martha Horn – Sr. Environmental Planner

Word/my docs/4-18-06 CPA memo Angino

Preserving the historic Angino farm for the Newton community

Newton Community Farm, Inc.

32 Garland Rd

Newton, MA 02459

www.newtoncommunityfarm.org

18 April 2006

Community Preservation Committee
City Hall – 1000 Commonwealth Avenue
Newton, MA 02459

RE: Emergency De-leading – Angino Farm

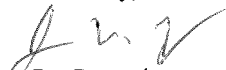
Dear Committee Members:

I am writing to update you on the status of Newton Angino Community Farm— and to urge you to approve emergency funding for the de-leading of this historic property. De-leading will ensure a safe environment for children visiting and living on the farm. Given current state regulations, de-leading is necessary before the farmhouse can be occupied. De-leading is an important investment in this City-owned property, significantly enhancing the safety and usability of the site. Finally, de-leading will enable the City to achieve its vision of open space, historic preservation, *and affordable housing* at historic Angino Farm.

As the farm operator, the citizen-run Newton Community Farm, Inc. (NCF) has invested thousands of dollars to improve the Newton Angino Community Farm Site. We have plowed the field, cleared a neglected portion of the site, purchased and installed a greenhouse, installed an irrigation well, professionally pruned neglected fruit trees, and hired a Farm Manager. Going forward, NCF will continue to invest in, improve, and maintain the site on behalf of the City. In order to significantly reduce the cost of de-leading, NCF will paint the entire house interior and repair the barn doors. In addition, NCF will install attic, wall, and basement insulation. NCF has applied for a grant from the Benjamin Moore paint company, which we hope will defray some of the costs of de-leading. Finally, NCF is working with the Newton Public Schools to plan and implement a pilot education program at no cost to the City.

In the short term, NCF is necessarily focused on the immediate demands of launching a financially viable farm operation. However, I note that Natick Community Farm recently completed a successful capital campaign to fund major building improvements. NCF is committed to working with the Newton Farm Commission to raise funds to maintain and improve Angino Farm buildings— as we continue to expand our sustainably grown produce offerings, educational, and recreational opportunities for all Newton residents. The lead situation is a true emergency in that the farmhouse cannot be occupied until the lead is abated. I urge the Community Preservation Committee to step forward now with emergency funding for this important project.

Sincerely,


Jon Regosin
President, NCF