



David B. Cohen  
Mayor

# City of Newton, Massachusetts Community Preservation Committee



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## MEMORANDUM

TO: Honorable Board of Aldermen  
FROM: Community Preservation Committee  
DATE: May 12, 2006  
RE: **CPC Recommendation for CPA Funding**

**PROJECT TITLE:** De-Leading Project at Angino Farm  
**CPA PROJECT ID:** CPA-FY04-11  
**CPA CATEGORY:** Historic Preservation  
**RECOMMENDED CPA FUNDING:** \$100,000

### PROJECT DESCRIPTION:

The applicants, the Newton Farm Commission and the Public Buildings Department, request up to \$100,000 of CPA funds to undertake lead paint abatement and window and barn door replacement on the Angino Farm house and barn. The initial \$40,000 CPA funding for building restoration on the property in FY05 (which was used for house and barn roofing, masonry pointing, boiler repairs, asbestos removal, electrical work, structural repairs, and plumbing) did not anticipate the need to de-lead the buildings' woodwork, windows, and doors in a historically appropriate manner. Over the past year, the Newton Farm Commission has worked diligently to get all aspects of the farm established and ready to produce crops during the 2006 growing season. After a thorough search, the Commission hired a farmer to operate Angino Farm who has two children under the age of six. State regulations require that de-leading occur when residential properties are occupied by young children. De-leading would also ensure a safe environment for schoolchildren visiting Newton's only working farm. Earlier plans included this as a later step in the process of upgrading these structures for public use. The matter is now on the critical path to achieving success for Newton's new community farm.

Because of the urgency of getting the farmer and his family into the home before the start of the school year in September, the applicants request expedited consideration of up to \$100,000 of CPA funds for lead paint abatement of the Angino Farm buildings. Under the category of historic preservation, the application itemizes the following estimates for the lead abatement work:

- house's woodwork = \$47,040
- window replacement = \$30,000
- barn doors (4 sets) = \$37,226
- 10% contingency = \$11,426

A re-inspection of the property to confirm the lead paint was abated properly will likely cost \$300. The total project cost is estimated to be approximately \$126,000, but the applicants obtained a \$15,000 CDBG grant to reduce the CPA request to \$113,692. In addition, Newton Community Farm will contribute \$10,000 towards the project, half of which will be donated by Ledgebrook Condominiums as an addition to the funds they have already committed. An estimated fee for window design (\$3000) has been eliminated since the work will be done by the City with in-kind assistance from a professional architect. These changes reduce the request for funds to approximately \$100,000. The Newton Farm Commission will also pursue a Benjamin Moore paint

company grant to assist in lead paint abatement. CPA funds would be reimbursed if the Benjamin Moore grant application is successful.

Efforts are also being made to find less expensive alternatives to dealing with the barn doors, including stripping, repairing and re-painting them. We expect definitive information about the cost of this approach instead of replacement to be available shortly and the request will be adjusted on that basis. If this information is not available by the time the Board takes up the matter, the CPC recommends approving the higher amount to allow the process to move forward expeditiously and the final work plan will include whichever alternative is preferred, taking into both account historical appropriateness and expense. As always, unspent funds would be returned to the Community Preservation Fund, not applied to other needs.

**FINDINGS**

**Community Preservation Act (MGL c.44B)**

Historic Preservation

MGL c.44B defines historic resources as “a building, structure...or real property that...has been determined by the local historic preservation commission to be significant in the history...architecture or culture of a city or town.” The Newton Historical Commission, by a 6-0 vote, determined Angino Farm to be a locally **significant historic resource**, thus complying with the definition as stated in the statute.

The project also complies with §5(b)(2) allowing the CPA to fund the **preservation** and **restoration** of historic resources. Angino Farm represents the last remaining intact farm in Newton. As such, not only are the buildings historically significant, but the entire parcel is a historic resource. Through preservation restrictions, Angino Farm is preserved in its entirety.

**Newton Community Preservation Plan**

Overarching Goals

1. Contribute to the preservation of Newton’s unique character, boost the vitality of the community and enhance the quality of life for its residents.	Yes
2. Serve more than one CPA category.	See below
3. Demonstrate the highest cost/benefit value relative to other proposals.	See below
4. Leverage other public and/or private funds.	Yes, see below
5. Preserve a resource or opportunity that would otherwise be lost.	Yes
6. Show that a project is the most reasonable available option to achieve the objective.	Yes, see below
7. Demonstrate strong community support.	See below
8. Serve to equitably distribute CPA funds throughout the City.	Yes, see below

Additional comments on selected goals:

Goal 2: The project would serve more than one CPA category; the historic preservation funds sought here will help to make the Angino Farm open space project successful, and the de-leading project will permit a low-moderate income family to live in Newton (though the house will not have any affordability restriction).

Goal 3: The following table illustrates the comparative costs of historic preservation projects, excluding studies. The Angino Farm De-leading request is less expensive compared to other recent historic preservation projects.

<i>Project Name</i>	<i>Fiscal Year</i>	<i>Total CPA Funds (for preservation portion only)</i>
Historic Burying Ground Restoration – Phase I/II	03/05	\$445,672
Newton Corner Library	03	\$236,129
YMCA	05	\$160,273
City Hall – Balustrade	03	\$150,660
Washington Park Lighting	05	\$131,035

City Hall – Lighting	03	\$121,200
City Hall – Windows	03	\$119,400
Linden Green	05/06	\$106,890
<b>Angino Farm De-leading</b>	<b>06</b>	<b>\$100,000</b>
Millhouse Commons	05	\$41,653
Historic District Signs	04	\$2,000

Goal 4: The application leverages other funds. There is a CDBG funding commitment of \$15,000 towards the work. Private funds were received from Newton Community Farm and Ledgebrook Condominium totaling \$10,000. The farm operators will also pursue lead abatement funding from the Benjamin Moore company.

Goal 6: The Newton Farm Commission and the Public Buildings Department put together the most reasonable plan to meet their objective—safe abatement of lead paint, while preserving the historic features of the house and barn.

Goal 7: The De-leading Project at Angino Farm has the support of the Newton Historical Commission and Newton Community Farm. At the public hearing for the proposal, seven residents spoke in favor of the CPA application. No one spoke in opposition to the project. Broad community support for the farm expressed prior to purchase and since continues to be reflected in donation of funds to cover start-up costs, sale of community shares and participation in the planning and early farm work in preparation of the 2006 growing season.

Goal 8: The FY06 applications include funding requests for projects in Nonantum, West Newton, Newtonville, Newton Centre, Chestnut Hill, Newton Highlands, Auburndale, Newton Upper Falls as well as citywide projects. Angino Farm is located in Oak Hill.

Historic Preservation Goals

1. Support the preservation and/or restoration of municipally owned resources that are on the National or State Historic Registers, or that have been landmarked, found to be “preferably preserved” or historically significant by the Newton Historical Commission.	Yes
2. Support the preservation and restoration of privately owned properties that are on the National or State Historic Registers, or that have been landmarked, found to be “preferably preserved” or historically significant by the Newton Historical Commission.	N/A
3. Encourage protection of resources that retain their historical integrity, in terms of location, context, design, style, workmanship and materials.	Yes, see below
4. Enable access to the resource by the public, including access by disabled residents.	Yes, see below
5. Support the objectives and priorities of local historic preservation organizations, such as the Newton Historical Society, the Newton History Museum, local historic districts and other such organizations within the City of Newton.	Yes, see below
6. Where appropriate, address the issues and goals raised in the forthcoming Citywide Preservation Plan.	N/A

Additional comments on selected goals:

Goal 3: The house and barn will retain **their** original, historic integrity and materials, while being abated of lead paint. The context of the historic house on Newton’s last remaining farmscape cannot be overlooked. The proposed de-leading of woodwork, windows, and doors would comport with the design, style, workmanship, and materials when the buildings were originally constructed. While historic windows will be removed as part of this project, their replacements will be historically appropriate and have been approved by the Newton Historical Commission.

Goal 4: The lead paint abatement will enable children to enter the farmhouse and barn on school trips.

Goal 5: The Newton Historical Commission unanimously supports this proposal.

## **CPC RECOMMENDATION**

The proposal is consistent with the CPA criteria and many of the plan's goals, as described above. Therefore, the Community Preservation Committee voted unanimously to recommend funding the De-leading Project at Angino Farm by appropriating and transferring the requested \$100,000 under the direction and control of the Commissioner of Public Buildings for purposes of this project as detailed in the application dated April 14, 2006, subject to the following conditions:

1. The applicants, the Newton Farm Commission and the Department of Public Buildings, shall diligently endeavor to reduce costs for the entire project within historic preservation parameters, as noted above.
2. Prior to the provision of CPA funds and the commencement of any lead paint abatement at the Angino Farm property, the scope of work and final budget **must** be approved by the Chairman and Vice Chairman of the CPC.
3. The applicants shall report to the CPC with the results of their cost-savings measures by July 15, 2006.
4. **The \$10,000 to be provided by Newton Community Farm for the lead paint abatement at Angino Farm shall be utilized prior to any CPA funds.**
5. Promptly after substantial completion of the project, the applicant shall submit to the Community Preservation Committee a final project development cost statement. Any portion of the grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.