

Proposal for Community Preservation Act Funding

**303 Nahanton Street
(Angino Farm)**

July 28th, 2004

**Newton Community Farm
Open Space, Historic Preservation and Community Farming
On Newton's Last Remaining Farmland**



By

The Newton Conservators

**303 Nahanton Street
(Angino Farm)**

Open Space and Historic Preservation

Name of Applicant:

Newton Conservators, Inc.

Sponsoring Organization, if applicable:

Newton Conservation Commission

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Name of Proposal:

303 Nahanton Street: Open Space and Historic Preservation

CPA Category:

Open space/Recreation
Historic Preservation
Community Housing

CPA Funding Requested:

TWO MILLION FIVE HUNDRED SIXTY THOUSAND DOLLARS (\$2,560,000.00)

Total Cost of Proposed Project

TWO MILLION FIVE HUNDRED SIXTY THOUSAND DOLLARS (\$2,560,000.00)

Submitted to:

Community Preservation Committee
c/o Christopher Moore, Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459
(617) 796-1131

Introduction

In a city with few remaining privately held open spaces, the purchase and protection of the Angino Farm presents a unique opportunity. By providing funding to purchase the last remaining farm in the city, the Community Preservation Committee will preserve a scenic and historic landscape that is part of the larger Winchester/Nahanton Streets Scenic Streetscape, provide community housing, and help to sow the seeds of a community farming and education program that has the potential to impact the quality of life of Newton residents for years to come. One aspect of this proposal involves real estate. The Angino Farm is important to Newton as open space and as a historic link to Newton's agricultural roots. The other and perhaps more important aspect is farming as a community activity. This proposal calls for Angino as an active, community-operated working farm that will grow produce for Newton Residents, run educational programs for children and adults, provide outstanding volunteer opportunities, and run a program to provide food for those in need.

Proposal Outline

- City of Newton to provide \$2,560,000 from Community Preservation Act Funds for parcel acquisition
- Newton Conservators and the newly formed Newton Community Farming Group to provide a minimum of \$40,000 towards building improvements and farm start-up costs
- Newton Conservators to own the land
- Open space and Historic Preservation Restriction to be held by the City of Newton
- At the option of the City, the roles of the City and the Newton Conservators will be reversed, with the City owning the land, and the Conservators holding the Restriction
- Land to be leased to a Farm Group that will operate a non-profit organic farm for production of fruits, vegetables, and cut flowers. Features of farm to include:
 - break-even budget for farm and property operation (including fundraising revenue as income)
 - salaried farm manager
 - on-site housing for farm manager (preferred) or one community housing unit (with rent and eligibility limitations) for a family interested in providing assistance to the farm as part of their lease obligation.
 - educational programs using farmhouse first floor meeting space, barn, and fields
 - modest upgrade and restoration of dwelling and barn
- Oversight committee made up of representatives appointed by the Mayor's Office, Board of Aldermen, Conservation Commission, Historical Commission, Newton School Department, Newton Conservators, Green Decade Coalition, and Ledgebrook Condominium Association to monitor the property on behalf of the City, and assure that the farm is actively operated and that the buildings are maintained
- reversion of ownership to City if farming is discontinued or if buildings are not adequately maintained
- Right of Newton Conservators to return the property to the city, under certain conditions, and cap its potential financial losses

Newton Community Farming at Angino Farm

The steady growth of community farms in the United States seems to be a direct response to the economically and socially devastating decline in family farms across the country. Whereas more and more of our food production falls into the hands of agribusinesses reliant on genetically altered, chemical resistant crops, community farms push back. They are small, fitting into the niches of populous cities and towns, using organic practices and working with the lay of the land. They are growing food for local customers and inviting them to take a closer look at the process, to *participate* in the process of sustaining the land and a vibrant, healthy community.

In an area with ever-increasing development pressure, the benefits of preserving Newton's last farm are tremendous. The economic and aesthetic benefits of preserving open space are easily identifiable. But in addition to preserving the farm vista, a community farm would actually preserve the legacy of farming in Newton, and afford the opportunity for the next generations to participate in that legacy.

At first glance, a community farm may look like a traditional farm – vegetables in neat rows, a farmer working the field. But on a given day at the Newton Community Farm, the farmer may share the field with residents picking their own peas or high school students frost-seeding clover in late February. There are a diversity of models for successful community farming. We have included in the addenda brief summaries of Natick Community Organic Farm, Waltham Fields Community Farm, Land's Sake, Stearns Farm CSA, and the Food Project, all successful community farms located in the immediate area. As illustrated in the summaries, all of these models evolved over time to fill a niche in their communities. We envision Newton's community farm evolving to fit its own unique environment.

Farming has been a part of Newton's legacy since it was first established as a town in 1691. Towns and cities everywhere are at a critical decision-making point; we are losing important and beautiful pieces of our history to new development on a daily basis: obesity and diabetes are epic amongst our children. Fewer and fewer children have the opportunity to understand what it takes to create the food they put in their bodies. When faced with the question of should we use our resources to preserve the last farm in Newton, we must also ask if we can afford to lose an opportunity for our residents to experience first-hand a sustainable food system, a vibrant community space, and an important connection to our heritage.

Farming Models

We have identified three basic small-scale farming models that have had great success in the northeast and would be appropriate for the Angino property:

1. CSA - Originally Teiki, or "partnership," the CSA movement was started in 1965 by a group of women in Japan who were concerned with pesticide use, the rise in processed and imported food, and decline in farm populations. The philosophical translation for Teiki is "food with the farmer's face on it." The CSA (Community Supported Agriculture) was introduced to the United States from Europe first in 1984 at Indian Line Farm in S. Egremont, Massachusetts. Since then, it has only gained in popularity – there are about 60 active CSAs in Massachusetts alone. In a CSA, people pay a lump sum and then receive a "share" of fresh veggies weekly for the entire growing season. Shareholders get to know the farm and farmer at their weekly pick-ups, and often lend a hand in the harvest or other chores as part of their pay. See Waltham Fields and Stearns attachments for successful CSAs. Stearns Farm CSA in Framingham sells 150 shares on 2.5 acres, and operates with a huge amount of community participation. We estimate that the Angino site could support 70-80 shares at about \$500 per share. To broaden its customer base, and to serve more community members, the Newton Farm would reserve some land to grow produce for sale at the Cold Spring Park Farmers Market.

2. Market “Garden” - On small acreage, many farmers choose to maximize efficiency by focusing on a small number of crops (e.g. berries, specialty herbs and greens, flowers). Crops may be marketed directly from the farm, sold to restaurants and/or farmers markets. In Newton, the farm could grow a variety of crops that could be sold at the popular Cold Spring Park and other local farmers markets.

3. Expanding Possibilities - A newer farming concept that is gaining ground is that of small farms partnering to grow for a common market. This allows farmers to use their land optimally and ecologically, and also to grow for customers they might not otherwise have access to. Angino Farm could be an ideal vista for such a partnership with other farmers and fields. The Newton Community Farm may wish to partner with a larger farm that would grow crops that take up a lot of space, such as pumpkins or corn.

Each of these three models could be financially viable at the Angino site. In the appendix, we present an operating budget and startup budget for the farm, assuming the CSA model. Also in the appendix, Kerisa Perazella, a professional farmer at Stearns Farm and Newton Resident, provides some projections on anticipated farm production levels.

Social Mission

Learning Opportunities - Inherent in the definition of community farming is its role in addressing social issues. Community farms in eastern Massachusetts have a rich history of engaging youth and adults in the landscape – providing the opportunity for hands-on lessons about health, environment and stewardship by literally getting their hands in the dirt. Many local schools – from elementary schools to universities – use Waltham Fields Community Farm as a resource for outdoor learning. Both Natick Community Organic Farm (NCOF) and Land’s Sake Farm began programs to create opportunities for at-risk youth. NCOF continues to provide in-school as well as on-the-farm programming to local schools. Land’s Sake attributes a significant amount of its funding to its summer Green Power program. The farm also runs programs throughout the year for kindergarteners (sensory education), high school students (environmental studies) and middle school students (maple sugaring). Please see the appendix for more information about these farms’ learning opportunities, as well as additional information on the educational potential at the Angino site. There is no limit to the learning opportunities made available on a community farm. Growing food to sustain the people and environment is a concept that bridges all ages and cultures.

Feeding the Hungry – Community farms are capable of producing an abundance of food on small acreage, and there is a strong tradition of Massachusetts community farms helping the hungry. In addition to donating surplus, the Newton farm could allow individuals to purchase CSA shares or share portions and donate them to a local food bank.

Project Scope

We strongly advocate for the conservation of the entire Angino property, including the house and barn, for use by the Newton community farm. A barn provides a sheltered work space as well as storage for tools, supplies and crops. It could also be used for creative, farm-based crafts and educational programs. Using the house to provide community housing year-round for a farmer is optimal for the production of the operation. Housing presents a constant challenge for farmers in this area, and the presence of the farmer year-round allows him/her to meet the constant demands of a farm operation with ease. We would like to see the house preserved to be used for one (1) housing unit (for farmer or community housing) as well as office and programming space.

Key to this proposal is the groundswell of support from the community. A Farm Planning and Advisory Committee has already been established, and is composed of members of the Newton Conservators, Green Decade and the Nahanton Park gardening community as well as experts in farming, outdoor learning, community organizing and conservation. This transitional committee will serve to oversee the formation of a non-profit organization devoted to running and sustaining the Newton community farm. Striving for an inclusive model, we want to include the vision of all of the organizations and residents of Newton who are interested in this project.

In a little over one month, this committee has raised \$40,000 in pledges towards farm start-up costs and building maintenance. In addition, they have received x pledges from Newton residents to purchase CSA shares, should the farm group decide to go with the CSA model (see above). These pledges will translate into an additional \$x in revenue. With this level of support, as well as the thoughtful planning that the group has undertaken, the farm planning committee has convinced the Newton Conservators and others that the prospect of a Community Farm for Newton is not an unrealistic fantasy, but, rather, a vision that can be transformed into reality.

Community Preservation Interests; Significance

For many years, the Angino Farm has been a priority for acquisition on the City's Recreation and Open Space Plan. The fields are significant as open space. (Open space is one of the interests of the CPA.) The buildings and "farmscape" are significant for historic preservation. (Historic preservation is a CPA interest.) Occupancy of the living unit in the farmhouse, unless occupied by a non-income-eligible farm manager, will be as community housing. (Community housing is a CPA interest.) Beyond its significance to defined CPA interests, the Angino Farm is a key parcel in the Winchester Street/Nahanton Street corridor, which is characterized by open land from the Charles River Country Club south. Farming is work, but farming is also recreation, and recreation is a CPA interest. The opportunity to re-establish farming in a community where farming was once of primary importance and to make farming a group activity for enjoyment and for education is very much in the spirit of Community Preservation.

Vision

The vision that is presented here for the Angino Farm is first for its acquisition and preservation, both as open space and for its historic attributes. In the first three to five years, the major goal will be the installation of a farm manager, establishment of a farm operation, modest upgrade of the facility, and achievement of "break-even" income from farm produce, such that outside financial support is not required. The longer-term goal is development of expanded educational programs, more extensive upgrade of the facility, and, if possible, expansion of the farming operation, through securing the use of land for small farm fields at other locations in Newton. The Farm Group is at a formative stage. The group's mission will include formation of a non-profit organization to operate the farm as a self-supporting, sustainable community farm; use of organic farming practices; opportunities for involvement of the community in farm labor and farm operation; participation in the larger Community Farming movement; and access and educational programming for City schools, summer camps, and after-school programs. The major goal is the building of community through farming.

The Property

The Angino Farm is a parcel of 98,406 square feet with long frontage on Nahanton and Winchester Streets. It has exposure to a heavy volume of traffic on the two streets, from which farming activity was very visible to passersby for years. The house and barn sit on the property's east side, with the house accessed from an asphalt-paved driveway from Nahanton Street and the barn on a slight rise to the rear. The driveway can accommodate parking for ten to twelve cars. The farm field is between

the buildings and Nahanton Street. The field occupies about three quarters of the site. Two sheds (former chicken coops) and cold frames occupy the north border, at a stone wall. Near the house and along the north border are flower gardens (which attract bees useful in crop pollination), grape vines, apple trees, and two pear trees. Oak woods and fields of the Ledgebrook Condominium border the property on the east and north.

The house is a two-story structure with framing that appears to date from the mid-1800s or before and that was extensively modified in the 20th century, with a brick exterior, partial vinyl siding, replacement windows, raised second-floor roof, and other upgrades. It has five rooms, including a large kitchen, on the first floor. It has five bedrooms and a bathroom on the second floor. Interior finishes may include original door moldings at the front on the second floor and original plaster in places; otherwise, finishes are strip oak floors, plaster and veneer paneled walls, and drywall or plaster ceilings. The bathroom and kitchen are functional but older. The asphalt shingle roof cover needs replacement. Windows are double-hung wood units with storm attachments and are functional. Wiring is older and functional but requires upgrade. Heat is from a gas-fired boiler in the basement, to older free-standing radiators. The house has a full, unfinished basement with a stone foundation. The gross building area, excluding the basement, is 2,344 square feet. The house has a main staircase to the second floor from the center entrance on the first floor. It has a second, rear staircase (with low headroom) providing a second egress from the second floor. It has two other entries on the first floor level. The house has sufficient space to allow use of most of the first floor for programs, if needed, and to allow use of the second floor and kitchen as a living unit. The house is served by a cess pool that will be retired with the installation of a new sanitary sewer connection to the city sewer in Nahanton Street. (Reference s made to a building inspection report for both the house and the barn by Tiger Inspectional Services.)

The barn is a two-story, post and beam structure with access at grade for both the lower floor and the main level. The barn has been less extensively modified than the house and appears to be similar in age or older. The barn has an area of 1,800 square feet, with 900 square feet on each level. It once extended farther to the north, but the north end reportedly deteriorated from use (according to Jay Mitchell of the Angino family; Jay worked at the farm) and was removed. It was replaced with the lean-to at the building's north end. The barn's lower level has bays with garage doors that face the farm field. The lower level has full headroom, an asphalt floor, and exposed cedar posts. The main floor has plank flooring, a high center bay accessed from a barn door facing Nahanton Street, lofts that flank the center bay, a roof frame that is more recent than the posts and beams, an asphalt shingle roof, vinyl siding over red cedar, and electric lights. It is unheated. It has suffered minor settlement but is reportedly structurally sound.

The two sheds are small, unheated structures on the north border with wood shingle exteriors. They were originally used as separate buildings for laying hens and poultry chickens, according to Jay Mitchell.

Numerous farm artifacts and implements are at the site, including cold frames with wood-and-glass covers, farm hand tools, a plow, pens for cows in an enclosure on the barn's main floor, a wine press in the basement of the house, multiple older refrigerators including a large, side-by-side unit in the kitchen, canning jars, and woodworking tools in the house basement.

Jay Mitchell reports that the farm was worked by hand and with mechanized equipment. Farming continued until the late 1990s, with vegetables, fruit, and flowers as crops. Cows, pigs, and chickens were kept at the farm. Mr. Mitchell reports that manure was used as fertilizer but that chemicals were largely not used. The house was heated with a wood stove (no longer in place) in the kitchen. No oil tanks are reported, and Mr. Mitchell reports that used machine oil was kept in containers. The house likely has lead in paint and asbestos in exposed basement pipe wrap. The applicant has engaged

Clayton Group Services for a Phase 1 survey and to test for lead, asbestos, radon, and the presence of contaminants in the soil.

Proposal for Buildings

The applicant proposes an initial upgrade of the buildings at a cost of \$52,000 (\$51,825), including connection to the sewer at Nahanton Street, electrical service upgrade, lead remediation, interior painting, a temporary greenhouse, and more minor items. The proposed use of the house for an initial period of three to five years is for occupancy of the second floor as the private living quarters, use of part of the first floor as offices and other space for those involved in the farm operation (including educational and meeting space), and use of the kitchen by the resident.

In the first five years, a further upgrade of the improvements is proposed, at a cost of \$115,000 (\$116,125), as funding becomes available from operating revenue, grants, and fundraising. Improvements during this period are re-roofing, wiring upgrade, floor reinforcement, re-structuring of the house and barn and creation of meeting space, exterior painting, and other work.

A more extensive upgrade for building restoration, driveway re-paving, and other costs may be sought at a later date, with a cost at an estimated \$325,000 (\$323,500). Much of this proposed work is elective, and can be implemented over time, as the non-profit organization running the farm expands its fundraising and grant-writing capabilities.

The Preliminary Capital Budget is shown in the addenda.

Community Housing

Roughly half the space in the house is proposed for use as housing. The space on the second floor consists of bedrooms and a three-piece bathroom. The planned private residence within the house will consist of the second floor, as well as access to the kitchen at the rear of the house.

The preference for occupancy is the farm manager. Installing the farm manager in residence provides the best support for the farm operation. The market rent for the residential space is likely \$1,600 to \$2,000 per month. A below-market rent of \$800 is projected, to provide an incentive for the manager to take occupancy. As subsidized housing will be part of the farmer's compensation package, this will help to reduce labor costs—but rental income will still provide a source of revenue to help defray the costs of insurance and building maintenance.

If the farm manager does not take occupancy, the space would be made available at below-market rent to an income-eligible occupant who is part of the farm operation. In exchange for reduced rent, this occupant would be expected to volunteer on the farm and to maintain a presence, to enhance farm security. It is important that the occupant be involved in the farm operation, to prevent conflicts between the residential use and the farm.

Use and Zoning

The property is zoned for single-family residential use. It conforms in terms of use and in terms of the minimum lot size, frontage height, and setback requirements. (The barn, at the lot line, is non-conforming in terms of setback. It is "grandfathered" and therefore is allowed at its location. Agriculture is allowed in the zone. Use of the facilities as a non-profit is allowed, as is a residence accessory to the use by the non-profit.

Restrictions on Real Estate

A Conservation Restriction is to be imposed on the property for protection of open space and for historic preservation. No work is to be done at the buildings that is inconsistent with historic restoration. The historic “farmscape” visible from the roads is to be maintained. The portions of the site not occupied by the buildings are to be maintained as open space, with use for farming allowed. The Newton Historical Commission will have design review and approval (to the same extent as under the City’s Landmark Ordinance) of changes to the exterior of the buildings and to the landscape. Conversion of the barn to non-barn use will not be allowed. According to the Executive Office of Environmental Affairs (EOEA) website, a single Conservation Restriction document can be crafted to address both open space and historic preservation restrictions. The Newton Conservators has prepared a draft Conservation Restriction, and expects to work with the City Solicitor to further develop the text of this legal document.

Legal Entities and Roles

The applicant proposes that Angino Farm involve four entities: the City of Newton; the Newton Conservators; an Oversight Committee; and a Farm Group.

The Newton Conservators, at the request of the City, will take title to the property. The Conservators will lease the property to a Farm Group that will establish a non-profit organization to operate the farm. If the Farm Group fails to maintain an active farm on the premises, operates the farm negligently, or fails financially, the Conservators may terminate the lease. The Conservators may occupy portions of the premises for offices or programs (in return for financial support) and may make space available to other non-profits (again, to defray expenses). If the Conservators or its designee (the Farm Group) fail to maintain an active farm on the premises or otherwise fail in their obligations, the City may take ownership (through foreclosure or similar means). The Conservators may relinquish ownership to the City (after a process of notification and proof) if they find themselves unable to fulfill their financial or other obligations. The responsibilities of the Newton Conservators and the Farm Group are outlined in additional detail within the Addenda.

As stated above, the City of Newton will receive an Open Space and Historic Preservation Restriction limiting the use of the property. At the option of the City, the roles of the City and the Newton Conservators will be reversed, with the City owning the land, and the Conservators holding the Restriction. The new farm non-profit will be responsible for day-to-day operation, hiring of a farm manager, creation of a budget for operation, drafting of an annual report, and other such matters.

An Oversight Committee will be formed to oversee the farm on behalf of the City, and to ensure that both the Newton Conservators and the Farm Group are living up to their responsibilities. This is similar to the Oversight Committee that oversees the operation of the City’s golf course. The Oversight Committee will be made up of representatives appointed by the Mayor’s Office, Board of Aldermen, Conservation Commission, Historical Commission, Newton School Department, Newton Conservators, Green Decade Coalition, and Ledgebrook Condominium Association. The Committee will monitor the property on behalf of the City, to assure that the farm is being properly operated to maintain productivity and an attractive appearance, that the buildings are being properly maintained, and that the Farm Group is complying with the terms of its lease. It will report to the City of Newton and to the Newton Conservators annually concerning the farm, and will report more frequently, should problems arise during the annual cycle.

Capital Costs

The acquisition cost is \$2,500,000, to be paid the Estate of Jerry A. Angino. The price represents a substantial reduction from an earlier agreed price. The agreement calls for a closing in late 2004, after approval of the expenditure of CPC funds. The purchase and sale agreement is included in the addenda. An appraisal has been engaged through the CPC, with funding by the applicant. The applicant believes that the purchase price is consistent with prices paid for comparable properties in Newton in recent years. The applicant notes that appraisal is not exact, particularly with respect to the valuation of a property like the Angino Farm, where the value (in monetary terms) is primarily in the land. The applicant requests that this proposal be funded if the agreed purchase price is within a reasonable range of the value that is found through the pending appraisal.

This application includes a request for reimbursement of costs involved in the acquisition, including appraisal, environmental studies, and the building inspection, all of which have been funded by the applicant. (Volunteers for the applicant have provided *pro bono* services in architecture, valuation, and legal matters, at no cost.)

This application includes a request for an additional \$40,000 in funding for necessary initial upgrades that are detailed in the "Proposal for Buildings" section above and in the capital improvement budget in the addenda. The cost for these improvements is estimated at approximately \$52,000. The Newton Conservators and the Farm Group will fund the additional \$12,000. The Conservators and the Farm Group, with support from residents of the Ledgebrook Condominium Complex and others will provide, at minimum, an additional \$28,000 to be used to fund farm start-up costs (approx. \$15,000) and additional capital improvements that are likely to be necessary.

The total cost for which the applicant submits this request is \$2,560,000 (\$2,500,000 plus \$20,000 for acquisition-related studies and \$40,000 for capital improvement costs).

Community Support

Various parties have expressed support for the Newton Conservators' proposal for the Angino Farm. Among these are Mayor Cohen, Ledgebrook Condominium, and private individuals. Members of the Newton Historical Commission and Green Decade Coalition have devoted time and support to the planning for this proposal and have supported the proposal at public meetings. The Newton Conservators have pledged \$7,500 towards farm start-up, and this has been matched by a private donor. In addition, Ledgebrook Condominium Association has pledged a minimum of \$25,000. The Farm Planning Committee is aggressively pursuing additional fundraising opportunities. A list of those interested in buying CSA shares in the farm is attached, and these pledges are anticipated to generate an additional \$x in revenue. Letters of support are reproduced in the addenda.

Attachment 1

Budget

After start-up, a stabilized annual budget for operation of Angino Farm is as follows. It projects income primarily from sale of “shares” to members, who, in exchange for a flat annual fee, would receive a weekly produce allotment throughout the growing season. It includes a salary for the farm manager. The “surplus for building maintenance fund” includes amounts for heat, snow plowing, trash removal. Although this model budget is for a CSA (“shares” based model), the farm group could instead operate a financially viable market garden (see page x, above).

Model Budget Newton Community Farm CSA

Income

70 shares at \$500 / share	\$35,000.00
Sales at Cold Spring Farmers’ Market	5,000.00
Educational programming revenue	7,000.00
Rental Income from Community Housing Unit (\$800/month)	9,600.00
Grants, donations, membership support	<u>15,000.00</u>

Total Income **\$71,600.00**

Expenses

Labor ¹	\$41,000.00
Miscellaneous equipment and tools	4,500.00
Lime, compost, fertilizer	3,500.00
Seeds and plant stock	3,500.00
Water bill	2,500.00
Electricity and Heat	3,000.00
Insurance (Buildings and Liability)	6,000.00
Surplus for building maintenance	<u>8,600.00</u>

Total Expenses **\$71,600.00**

¹ One full-time farm manager to be involved in fundraising and grant-writing during the off-season, as well as one seasonal intern. Assumes below market rate housing for farm manager in farmhouse.

**Attachment 2
Additional Expenses
Farm Start-up (Year 1)**

Tillage & Cultivation Equipment

Option 1 Tractor and implements	\$10,000
Option 2 BCS heavy-duty roto-tiller and implements	3,000 (contract out big jobs)

Irrigation

Drip Irrigation System supplies	500
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Crop Protection

Floating Row Cover	500
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Greenhouse

Greenhouse kit (17' x 48')	3,000
Heater	1,000

Soil Testing

UMass Soil & Plant Tissue Lab.	100
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Tools

Planet Junior Seeder	100
Heating Pads for GH	75
Hoes,Rakes,Shovels,etc.	500
Scale	50

Administrative

Contractual Plowing (if roto-tiller is purchased in lieu of tractor)	2,000
Marketing/Advertising	<u>1,000</u>

Total costs with tractor:	\$13,825
Total costs without tractor:	\$8,825

Attachment 3

Community Preservation Act Proposal
Preliminary Capital Budget – Buildings

PHASE 1 Prior to Occupancy

Item No. Description	Quantity	Amount
101 Install sanitary sewer line to street	1	11500
102 Alter or tie in existing house drains to new line	1	2500
103 Upgrade house electrical service from 60A/110V to 200A/220V	1	3000
104 Upgrade barn electrical w/ grounded circuit breaker panel	1	600
105 Minor electrical repairs and alterations, including kitchen outlets	1	1250
106 Install fire alarm devices (smoke detectors) in house	1	1500
107 Service gas heating boiler and bleed radiators	1	275
108 Minor plumbing repairs and alterations	1	1250
109 Hazardous material remediation- need estimate	1	1800
110 Window de-leading		3000
110 Insulate pipes and add fiberglass batts to attic	1	550
111 Improve attic ventilation at existing windows	2	350
112 Install basement stair handrail	1	150
113 Paint interior of house, replaster where cracked	1	5000
114 Repair windows and glazing	1	450
115 Replace kitchen flooring	1	650
116 Kitchen appliances	3	3,000
117 Temporary seasonal greenhouse- 800 SF	1	4000
118 Memorial plaque and farm sign	1	1000
119 Contingency fund	1	10000
Subtotal- Phase 1- Prior to Occupancy		\$51,825

PHASE 2- Five Year Plan

201 Replace domestic water heater	1	1500
202 Replace irrigation well pump	1	850
203 Replacement of brass water piping and misc plumbing repairs	1	2500
204 Upgrade house wiring, including phone, security and data	1	6000
205 Install lighting and alarm system in barn	1	1800
206 Strip and re-roof house main roof with asphalt shingles	2000	7000
207 Strip and re-roof house porch roof with rubber membrane	500	2000
208 Repair chimneys	2	1000
209 Strip and re-roof barn with asphalt shingles	1500	5000
210 Repair sills at rear of house	6	1800
211 Restore two out buildings	2	3000
212 Repair sills at three corners of barn	3	2700

213 Repair barn wall at one location	1	1200
214 Materials for repair are on site		
215 Replace barn cable braces with permanent steel plates	3	1200
216 Stiffen and replace barn roof rafter bracing	1	5200
217 Reinforce house floor to carry 100 PSF live load	1800	9000
218 Verify and reinforce barn floor, if necessary, to carry 100 PSF live load	1000	2500
219 Creation of meeting facilities and classroom space- house and barn	1	35000
220 Remove vinyl and repair barn cedar siding	1	3500
221 Paint exterior of buildings	1	4000
222 Refinish lintels	1	375
223 Restore historic trim in first floor right side of house	1	2000
224 Asphalt driveway repairs	1	2000
225 Contingency fund	1	15000
Subtotal- Phase 2- Five Year Plan		\$116,125
PHASE 3- Long Range Plans- Discretionary		
301 Restore remaining farm house Interior	1	25000
302 Upgrade bathrooms and kitchen	1	125000
303 Restore house porches, siding and windows	1	60000
304 Restore fencing and stone walls	1	14000
305 Restore driveways	1	4500
306 Add utilities to barn for education center	1	25000
307 Restore barn interior	1	45000
308 Contingency	1	25000
Subtotal- Phase 3- Long Range Plans- Discretionary		\$323,500

Prepared by Donald Lang AIA
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Attachment 4

Farm Operations and Building Maintenance Responsibilities of the Newton Conservators or its Designee

1. Farm operations

- a. The site consists of (a) building and surrounding land, including driveway, front lawn, flower beds, and existing fruit trees west of farmhouse (the “Building Site”), (b) a farmable field (the “Field”), (c) and the field edges and portions of the northeast corner of the site that are primarily open, but not farmable (“Field Edges”).
- b. The Operator (Newton Conservators or its Designee) will maintain an active community farming operation on the Field, to include production of some combination of vegetables, fruits, and flowers, and maintenance of the Field Edges in a neat and clean condition, as described in articles d-f, below.
- c. Unless otherwise agreed to in writing by the Oversight Committee, a minimum of 60% of the “Field” must be put into crop production each growing season. Any fallow portion of the Field must be planted with an appropriate cover crop (e.g., winter rye), for aesthetic reasons, and to prevent soil erosion and deterioration. A failure to maintain this level of farming for two consecutive growing seasons would constitute a Breach of Contract.
- d. To maintain an attractive appearance, the field must be operated as a single farming operation, and may not be broken up into smaller individual community garden plots.
- e. The crops must be tended, cultivated, weeded, and watered throughout the growing season to maintain crop production and a tidy appearance.
- f. The Operator shall have the right to maintain and operate a temporary greenhouse, without foundation, of no greater than 1,000 square feet in size, without foundation.
- g. The Field Edges must be maintained neatly. Equipment, debris, and other materials may not be stored in these areas. Regular mowing and weed control within the field edges is required, although portions of the field edges may be planted with appropriate landscaping plants and flowers.

Building Maintenance

- h. The Operator will maintain the Building and Building site.
- i. The roofs, siding, and building exteriors will be maintained, and leaks and water damage will be repaired promptly. Exterior painting will be performed as necessary, and/or vinyl siding will be maintained.
- j. Plumbing and electrical systems will be maintained in working condition, and any necessary repairs will be performed promptly.
- k. The building interiors, including, but not limited to walls, ceilings, cabinetry, and appliances will be maintained in good condition.

- l. Landscaped areas and lawn within the Building Site will be maintained in good condition.
- m. Paved driveway areas will be maintained and repaved as necessary.

Breach of Contract

- n. A failure of the Newton Conservators or its Designee to abide by the responsibilities listed above would constitute grounds for the City of Newton to seize, and assume ownership of the property, subject to the terms of a written agreement between the Newton Conservators and the City which outlines a foreclosure procedure.

Termination Rights

- o. Under certain conditions, including a failure of the City to foreclose on the property in the event that the farm group fails to operate successfully and pay its bills, the Newton Conservators will reserve the right to convey the property to the City, and cap its financial losses, subject to the terms of a written agreement between the Newton Conservators and the City which outlines a procedure for this.

Attachment 5

Farm Model Options for Newton Community Farm

(The discussion that follows, by Kerisa Perazella, considers different financial models for the farming operation and different possible crops. A model that produces less income may in fact be more attractive than another if it creates a stronger community around the farming operation.)

Safely assuming we had 1.5 tillable acres (60,000 sq. ft.) to work with, I laid out two field plans – one with three 200' x 100' blocks, and one where we filled the entire 200' x 300' field with beds. In each plan I came up with about 44,000 row feet so that I could figure out exactly how much crop we could fit in there.

Could we have a 70 member CSA? Yes, but here are the assumptions:

1. We double crop everything that can be double-cropped (about 6500 row feet)
2. We grow all pumpkins, winter squash and potatoes off-site (or buy them in)
3. We decrease distribution or eliminate a few items (less beets, cabbage, peas, radishes – maybe no leeks, parsnips, rutabagas)

Note: my estimated distribution amounts (ie. Pounds of carrots per sharer in a 21-week season) were educated guesses based on how many weeks the crop would be available and what I thought was a fair share (substantial for a family to consume). I did not check these amounts with prices of retail organic – so there is some room for play.

Attachment 6

Farm Planning and Advisory Committee

Farming Subcommittee

Brian Donahue A noted environmentalist, he helped develop the Land's Sake and Green Power programs in Weston, MA, where he lives with his family. He is an associate professor of American Environmental Studies at Brandeis University and the author of Reclaiming the Commons: Community Farms and Forests in a New England Town (Yale University Press, 1999), and The Great Meadow: Farmers and the Land in Colonial Concord (Yale University Press, 2004).

Gretta Anderson Currently serving as President of the Board of Directors of Community Farms Outreach in Waltham, MA, She is strongly dedicated to supporting the growth of community farms.

Vilen Feinhaus is a Newton resident who has extensive experience farming in the former Soviet Union, and is widely renowned as a farming expert by his fellow gardeners at the Nahanton Park community gardens. According to his son, farming is Vilen's passion, and he looks forward to working with us to make the Newton Community Farm a success.

Kerisa Perazella has been an organic farmer for four years. Currently the assistant farmer at Stearns Farm CSA in Framingham, Kerisa also worked at Vanguarden CSA, and as the assistant farmer at Land's Sake. Previously she worked as an environmental planner for the city of Springfield, where she managed projects for the *Sustainable Springfield* initiative, including rail-trail development and alternative fuel vehicle fleets. She maintains a strong interest in urban/suburban land use.

Leah Birch Postman is a Newton Resident and long time community farming advocate. She has been active in community farming efforts in a number of neighboring communities, and will be providing expertise on farming operations and organization.

Lynda Simkins As director of Natick Community Organic Farm since 1982, She has fostered the growth of the farm as a Natick treasure. She has developed both in-school and on-site educational programs, and has served the farming community as President of the Northeast Organic Farmer's Association.

Jon Regosin is a Newton resident and member of the Board of Directors of the Newton Conservators. He has worked on land and habitat conservation issues in New England since 1994, and has extensive grant-writing experience. He also grows much of his family's summer produce on a small plot adjacent to his Newton home.

Elyse Rosenblum is a Newton resident and parent in the Newton public schools who works on education policy issues at the national level. Her children attend summer programs at the Natick Community Farm, and she is a strong advocate of a farming, food, and nutrition education program for the Newton schools.

Megan Whitman is a former Farm Teacher at the Casey Farm in Saunderstown, and will provide advice on educational programming.

Chris Yoder has been farming since 1988, and spent two seasons (1989-1990) farming with Jerry Angino. He is a founder of Vanguarden CSA in Dover, MA, where he lives and farms. He serves on the Board of Directors of Waltham Community Farm Outreach, and on the Board of Natick Community Farms.

John Westbrook An electrical and electronic engineer, has been a Newton resident for 7 years and is a member of the Green Decade Coalition, serving on the Sunergy Committee and has a strong commitment to sustainable energy.

Buildings and Historic Preservation Subcommittee:

“The historic restriction will be on the entire farmstead, or the historic landscape *and* buildings, in toto, not just the building facades. The property will essentially become a mini historic district with all changes to structures which includes walls, driveways, grading and buildings, except paint colors and plantings coming under the review of the historic commission. This is what is required to protect what we are trying to preserve for the community.”

Don Lang, June 23rd, 2004

Donald Lang AIA, Chairman: Newton resident since 1987. Registered architect since 1979, President of Donald Lang Architects, Inc. (www.dlaboston.com) with concentrations in residential, historic renovations and food service design. Licensed builder and real estate developer for 12 years (1970s and 1980s) specializing in renovation and adaptive reuse housing projects in Newton, Brookline and Cambridge. Member of American Institute of Architects, Boston Society of Architects, Massachusetts Restaurant Association. Serves on Chestnut Hill Historic District Commission and Newton Historic Commission.

John S. Rodman: Mr. Rodman is currently the Chairman of the Newton Historical Commission. He has served as a member of the Chestnut Hill Historic District Commission and the Newton Historical Commission since March of 1992, having been appointed by Mayors Mann, Concannon and Cohen. These two Commissions regularly address issues respecting architectural integrity, the preservation of historic resources, and the appropriateness of proposed renovations. Mr. Rodman' Boston law practice has provided the additional perspectives of condominium conversions, Chapter 11 business reorganizations and facilitating the practical resolution of commercial disputes.

Dr. Gene Rubin: As a neighbor to the Farm and also as the President of the Ledgebrook Condominium Association, Dr. Rubin also has a deep sense of the Historical significance of the Angino Farm buildings.

Eric Reenstierna: President of the Newton Conservators and professional Appraiser.

Duane Hillis: Neighbor and member of Newton Conservators, President of The Friends of Nahanton Park.

Attachment 7

Stearns Farm CSA

History

The mission of Stearns Farm CSA is to preserve the historic Stearns Farm, with a history that begins when Timothy Stearns purchased a large tract of Framingham land in 1723. His grandson built the historic house (1787) across the street and it was in the family until Margaret Welch assumed ownership in the early 1900s.

Penelope Turton, a friend of Mrs. Welch, came from England and founded Stearns Organic Farm in 1954. The land was granted to the Sudbury Valley Trustees by Margaret Welch in 1975. Penelope was introduced to the CSA model in 1991, and sold 10 shares that year. In 1994, the farm was incorporated as a non-profit as “Stearns Organic Farm CSA,” now “Stearns Farm CSA.”

Operation

The farm now supports 150 shareholders on 2 ½ acres of SVT land. The shares also include a flower share which, can be purchased individually, and which is intended to spread awareness on the ecological benefits of purchasing flowers locally. The farm has a huge emphasis on nurturing community, and does this by requiring all shareholders to put in 12 hours of work. The farm also offers work-for-shares, where people work 3 hours a week all season in exchange for a share. The season is punctuated by community celebrations and work days.

Budget

Stearns has an annual income of around \$63,000, most of which comes from purchased shares, a small fee paid by work-for-shares, flower shares, and payments made in lieu of work. A board is working on fundraising for a new barn and other capital expenses.

Attachment 8

List of families/individuals who have expressed interest in purchasing a CSA share

Beth Schroeder: bsw1@comcast.net

Amelia Liberty Ravin: ameliar@MIT.EDU

Sally Pian [<mailto:stpian@rcn.com>]

Katherine Gekas [<mailto:katherine@gekas.org>]

Duane Hillis: dhillis@rcn.com

Louise Bruyn from Green Decade

Ted Chapman from Newton Pride

Jon Regosin: jon.regosin@highstream.net

Ina Regosin

Peter Kastner

Lisa Janice Cohen

Jana Kaplan

Lynn Grush and Nelson Ronkin

Ross and Carol London

Avi and Liz Bernstein Nahar

Naomi Lev

Attachment 9

... MORE ON POTENTIAL LEARNING OPPORTUNITIES AT ANGINO/NEWTON COMMUNITY FARM

Ten years ago, Alice Waters, noted founder of Chez Panisse, had a simple but profound idea: that children grow and prepare their own food at school. And that "whether it's math or science or English, they incorporate what they're doing in the garden with their other lessons." The dramatic success of "the Edible Schoolyard" has spawned a resurgence of school gardens. Currently, 20% of California schools use student-created gardens integrated within the didactic curriculum -- to teach not only the ecology of food, but the joys of sowing community and harvesting vibrant veggies.

Although the Edible Schoolyard model has been migrating east -- the short growing season in New England -- in direct opposition to the school calendar -- is an inherent obstacle. In Newton, Missy Costello at Underwood School, has developed a school garden program. Yet as I write this in July, when local farms are a flurry of activity and productivity, the opportunities for involvement at Underwood are limited. Year-round access to a community farm would potentiate learning opportunities.

Within the last decade, some noted New England educational institutions have added sustainable farming education to their programs. Northfield Mt. Hermon operates an organic farm, as part of its commitment to a "tradition of putting values into action." Closer to home, Wellesley College is in the exploratory phase . . . Probably the best known example is The Farm School, in Athol, MA. They operate a popular year-long Practical Farm Training Program for young adults, as well as a CSA (distribution from Iggy's in Arlington), and Farm Stand (at Copley Square).

Although the Farm School's full-spectrum vision informs their youth offerings, it is the young people's programming which is most germane. They offer half-week or week long residencies to middle-school classes -- mostly from suburban Boston schools. About 1,500 children come each year. They have no available space; every school which has participated has returned. While there "the students find value in real work, create community that persists when they return to their classrooms, and experience first hand what it means to be a steward of the earth. It's simple, but it's magical." They also offer fully-subscribed week-long residential summer camp programming (\$600/week).

Because of Angino Farm's proximity to Solomon Schechter School, and because of Reba Anderson's, a farmer and Schechter teacher, strong interest in this project, I am optimistic that a long-term partnership can be developed. Clearly, this could offer a steady -- albeit as-yet-unknowable -- income source for the Angino Farm. We have begun discussing possibilities for involving Newton public school students, as well. Duane

Hillis met with Judy Malone Neville, Assistant Superintendent, to begin this dialogue; there is more hoeing to be done.

Two local farms -- Land's Sake/Green Power and Natick Community Organic Farm -- have a tradition of offering young people's programming. (While Mass Audubon's Drumlin Farm has a 40-year tradition of extensive summer children's offerings this seems beyond the initial potential of this site.)

During the summer, Green Power offers a variety of week-long, topically focussed programs for middle school age children. While all of these programs involve farm work, the focus ranges from week to week. Some of this summer's programs include: alternative energy, waste management, important insects, and water quality. Land's Sake hires two seasonal employees to staff the program, which is limited to 25 participants weekly. Running from 8 AM to noon, the cost is \$125/week.

Natick Community Organic Farm (NCOF) offers the widest range of farm-related programming locally. During the summer, there are week-long programs offered, with the topics geared to what's happening right then at the farm -- from Summer Solstice to Harvest Mania. Different weeks are available for different age ranges. Cost varies by age, ranging from \$80 - \$110/week, for a half-day. For many years, NCOF's school vacation programs have been popular, as well (\$100, for 4 1/2-days). NCOF has greatly expanded their year-round programs -- since they expanded their facility two years ago. The solar greenhouse also supports winter growing programs. They now offer adult programs, as well as birthday parties (\$50 for two hours). The ongoing popularity of these modestly-priced programs provides about 20% of their annual operating funds.

Angino Farm has great potential to provide hands-on learning opportunities to Newton residents of all ages -- for now, and for future generations. Those opportunities should also provide a reliable income base for the farm. A Belmont Day School teacher whose class went to the Farm School is quoted on their web site: "For me the Farm School has become a metaphor for what education should be all about: direct, personal, sensitive, thoughtful and totally immersing. You successfully blend hands-on experiences so that your students always feel needed, trusted, valued, completely included and interested." To bring that type of learning to Newton is my aspiration for the Angino farm.



David B. Cohen
Mayor

City of Newton, Massachusetts
Office of the Mayor

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(617) 965-6885
E-mail
Dcohen@ci.newton.ma.us

March 31st, 2004

To the Community Preservation Committee:

I regret that I am unable to attend the hearing this evening of the proposal by The Newton Conservators to request Community Preservation Act funding for the Angino Farm.

Newton is a beautiful city with great shade trees, wonderful parks and the timeless beauty that can only come from the vision of our ancestors. As the custodians of these treasures, that have been given to us from another time, we can only hope that our children and their children's children can live in this community and enjoy the beauty and grace we have today.

The Community Preservation Act was created for just such a project as the preservation of the Angino Farm. As the last working farm in The City of Newton, this little bit of our history is important for all of us to protect.

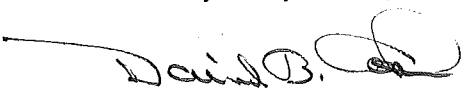
I have been involved with The Conservators and the Angino Farm Coalition from the very first meeting and whole heartedly endorse this project as it preserves our Open Space and protects a little bit of our history for generations to come.

I do hope that the petitioners, who have all worked so hard on this proposal, can include a component for Community Housing. We all benefit when *all* of our citizens can find decent affordable housing within our great community.

Please excuse my unavoidable absence and use your best efforts to look at this fine project. Help The Conservators and their co-sponsor The Newton Conservation Commission as well as the Newton Historical Commission to save this jewel from our past.

We are all stronger when we work together and this project has the right ingredients for all of Newton to enjoy in perpetuity.

Very Truly Yours,


Mayor David Cohen

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.ci.newton.ma.us



Newton Public Schools
100 Walnut Street
Newton, MA 02460

Telephone
(617) 559-6100

Fax
(617) 559-6101

Dr. Jeffrey M. Young
Superintendent of Schools

July 23, 2004

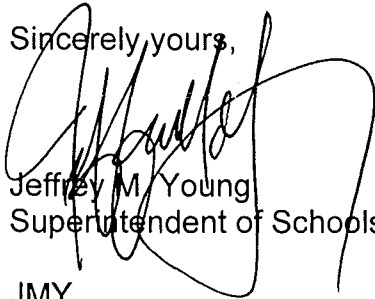
Mr. Jeff Sacks
Chairman
Community Preservation Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Dear Mr. Sacks:

This letter is in support of the proposal of the Community Preservation Committee to obtain the Angino Farm on Nahanton Street in Newton Center. Should the Angino Farm become an education center, teachers and students from the Newton Public Schools may benefit from its program offerings.

Gerry Angino was a long-time employee of the Newton Public Schools. Your attempt to obtain the Angino Farm property for educational purposes is certainly in keeping with Mr. Angino's life's work.

Sincerely yours,



Jeffrey M. Young
Superintendent of Schools

JMY



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

Telephone
(617)-796-1120
Telefax
(617) 796-1142

David B. Cohen
Mayor

March 2, 2004

Duane Hillis, Chairman
Land Acquisition Committee
Newton Conservators, Inc.
P. O. Box 590011
Newton, MA 02459

RE: CPA Application for the Preservation of the Angino Farm

Dear Mr. Hillis:

At their regular meeting on February 26, 2004, the members of the Newton Conservation Commission heard your presentation on the proposed acquisition of the land at the corner of Nahanton and Winchester Streets, known as the Angino Farm.

It is the members' understanding that the plan would be to keep the agricultural land open, perhaps for a continuation of that use under a Conservation Restriction, plus the rehabilitation of the house and barn, together with additional housing units. A greenhouse structure may also be part of the project. Your group is aiming for approximately 60,000 s.f. of open space and you are continuing to review all of the options for development of the parcel.

Based on your presentation, the members voted 5:0 to co-sponsor the application to the extent that the end result is compatible with the Commission's mission. Members Susan Lunin, Doug Dickson and Ira Wallach will act as a sub-committee for this project, with Associates Judy Hepburn and Dan Green assisting. Thank you for taking on the leadership role for this important acquisition.

Sincerely,


Martha J. Aherin Horn
Sr. Environmental Planner

conserva\corres\anginofarmcpasupportltr

Conservation Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: mhorn@ci.newton.ma.us
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CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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David B. Cohen
Mayor

March 2, 2004

Community Preservation Committee
c/o Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

RE: 303 Nahanton Street, Angino Farm – Preservation of Historic Site and Open Space

Dear Community Preservation Committee Members:

The Newton Historical Commission would like to express its strong support for the proposal by the Newton Conservators and Newton Conservation Commission to purchase and preserve the City's last remaining farmstead, the Angino Farm located at 303 Nahanton Street. The Angino Farm illustrates Newton's once-common agrarian past. Only fifty years ago, the south side of the City was still dominated by family-owned farmsteads which were part of an agricultural tradition in South Newton dating back to the 1670s. One by one, these farms were subdivided to accommodate the housing needs of the returning G.I.'s as the post-World War II housing boom quickly transformed the farming community into the suburban residential community it is today. This transformation of farmlands into contemporary single family homes had such an impact on the area that it created the need for a second, Newton South high school to deal with the population growth. Angino Farm, the last working farm in the City, is no longer operational, but it serves as the final surviving example of Newton's farming history. Its prominent location, where, in current memory, one might have purchased corn or marigolds, presents a most worthy focus for preservation funding. Its structures, a ca. 1855 Greek Revival farmhouse and 19th century vernacular barn, are consistent in age, style, massing, and siting with farmsteads of this era and the site itself has remained remarkably unaltered since at least 1874.

This is the only opportunity that the City will ever get to preserve a farmstead vista for future generations of Newton's citizens. The rise of automobiles and subdivisions in the 20th century is as important to understanding the City's architectural, sociological and demographic development as is the impact of the railroads in the 19th century. The structures are valuable for their ordinariness, as today true farmhouses and barns are quite rare, and in Newton, are simply not available in their original context. For these reasons, the Newton Historical Commission reiterates its support for the restoration of this structure and hopes that you will look favorably upon this grant application.

Sincerely,

John S. Rodman, Chairman
Newton Historical Commission

Newton Historical Commission

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Email: lkritzer@ci.newton.ma.us

www.ci.newton.ma.us



David B. Cohen
Mayor

Department of Planning and Development

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Newton Centre, MA 02459-1449
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Email: mkruse@ci.newton.ma.us

August 3, 2004

Jeffrey Sacks, Chairman
Community Preservation Committee
1000 Commonwealth Avenue
Newton, MA 02459

RE: Designation of Local Significance – Angino Farm, 303 Nahanton Street

Dear Mr. Sacks:

On behalf of the Newton Historical Commission, I am writing to tell you that the Commission has determined the Angino Farm, located at 303 Nahanton Street, 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. At their meeting on Thursday, July 22, 2004, the Commission reviewed the available information on the history of the site and its remaining structures. 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. It's prominent location, original landscape features and structures, and close links to the history of South Newton and its 20th century development are all contributing factors in the Commission's finding that this site is locally significant. Additionally, the Commission believes that the Angino Farm could also be considered significant at the state and national levels and has requested that the Massachusetts Historical Commission be consulted to determine it's eligibility.

For these reasons, the Newton Historical Commission has determined, by a vote of 6 to 0, that this property constitutes an historic resource which is worthy for consideration under the Community Preservation Act. The Commission had previously expressed their strong support for the current grant application and has resolved to provide this follow-up letter to facilitate the consideration of funding to preserve and restore this historic resource.

Sincerely,

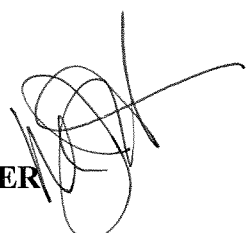
Lara Kritzer
Preservation Planner

Newton Historical Commission
Lara Kritzer, Preservation Planner
Email: lkritzer@ci.newton.ma.us

**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF NEWTON
Massachusetts**

INTER-OFFICE CORRESPONDENCE

DATE: APRIL 23, 2004
TO: JENNIFER GOLDSON, CPA PLANNER
FROM: MARTHA J. AHERIN HORN, SR. ENVIRONMENTAL PLANNER
SUBJECT: ANGINO FARM WETLAND REVIEW



In accordance with your request I made a site visit to the Angino Farm property for the purpose of determining whether wetland resource areas exist on or adjacent to the land.

No streams, ponds or other wetland resource areas are present on the site. All drainage runs down the slope to a collection point and is conveyed under Nahanton Street via a culvert. The land across the street contains a stream which appears to be intermittent, and a Bordering Vegetated Wetland (BVW) is present on each side of the stream.

BVWs have a 100 foot buffer zone, a portion of which would include the street and a very small portion of the Angino property. Work within a buffer zone is subject to review by the Conservation Commission to determine whether or not it is being conducted in an environmentally appropriate way. The concern would be that erosion controls be used to keep sediment out of the stream across the street. In addition, the runoff from any new impervious surfaces should be handled by infiltration on the site.

Other than work being conducted in the buffer zone, the Conservation Commission has no jurisdiction over the site.

If you have questions, please let me know.

Angino Farm as a Rural Historic Landscape "Ownership of the Land versus ownership of the Landscape"



**Planting Field, Farm House, Main Barn, Outbuildings, Stone Walls,
Fruit trees, Fencing and Landscaping**

PRESERVATION GUIDELINES AND STANDARDS

Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes. Charles A. Birnbaum, ASLA. Describes cultural landscapes as special places that reveal aspects of our country's origins and development through their form and features and the ways they were used. Provides a step-by-step process for preserving historic designed and vernacular landscapes to ensure a successful balance between historic preservation and change.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Charles A. Birnbaum, FASLA, and Chris- Capella Peters, Editors. Guidelines developed by the National Park Service that address all four work options offered in the Standards, as applied to vernacular and designed historic landscapes. 1996.

National Register Bulletins

Bulletin 18 - How to Evaluate and Nominate Designed Historic Landscapes

Bulletin 30 - Guidelines for Evaluating and Documenting Rural Historic Landscapes