

Last updated 14 January 2015, A. Ingerson

**Newton, Massachusetts
Community Preservation Program Proposals & Projects**

project title	project summary	site address	project size	project manager(s)	non-CPA funding		CPA funds appropriated		% spent	most recent status	
					total	notes	date	total	as of 10 January 2015	date	notes
ACTIVE FUNDED PROJECTS Below											
ALLEN HOUSE 1, Partial Occupancy	Rehabilitate the pre-Civil War home of educator Nathaniel Topliff Allen, later used as a school run by his daughters, for use as a cultural center by local arts organizations, with indoor and outdoor public spaces, rehearsal and teaching rooms, and flexible space for performances and exhibits.	35 Webster Street, West Newton, MA 02465	square feet 21,373 building, 53,423 lot	Adrienne Hartzell, Acting Managing Director, Newton Cultural Alliance	\$3,100,000	Under revision. July 2014 budget showed \$2.1 million in private donations and bank financing, \$1 million state historic tax credits, plus additional CPA requests totaling \$1.7 million.	10/6/2014	\$300,000	0%	10-Jan-15	6 October 2014, the full Board of Aldermen voted 23-0, 1 absent, to appropriate the CPC-recommended funds. Construction bids have been solicited. Grant agreement should be executed by the end of January 2015.
ANGINO FARM 2, Barn Rehabilitation	Rehabilitate the farm's late 19th-century barn for use as fully accessible space for the farm's community-supported agriculture program.	303 Nahanton St., Newton Centre, MA 02459	square feet 1,224 bldg area	Ted Callahan, Newton Public Buildings Dept.	\$350,000	Licensee Newton Community Farm, Inc. has raised \$230,000 for barn exterior and an additional \$120,000 for barn interior. Plans to raise at least an additional \$100,000 for other bldg features.	3/15/2010, 12/17/2012	\$748,000	100%	17-Nov-14	The barn received a certificate of occupancy in mid-November 2014, allowing the farm to use it for public and educational programs. An in-person and written final report to the CPC has been requested from the Public Buildings Department.
ANGINO FARM 2, Barn Rehabilitation - Supplemental	Supplemental funding to cover a portion of the gap between construction cost estimates in 2009-10 proposal and estimates based on final design drawings.	303 Nahanton St., Newton Centre, MA 02459	square feet 1,224 bldg area	Ted Callahan, Newton Public Buildings Dept.			12/17/2012	\$24,000		18-Dec-12	<i>Additional \$180,000 recommended by the CPC was appropriated by Board of Aldermen. See project status under main entry for this project.</i>
12-20 CURVE STREET, Myrtle Village (housing)	Redevelop and expand two existing homes, built ca. 1880 and 1900, to create 7 permanently affordable rental units with a total of 15 bedrooms: 2 units for households at 50% of area median income, 2 units for households at 70% of area median income, and 3 units for households at 85% of area median income.	12 and 18-20 Curve Street, West Newton, MA 02465	7 units, 15 bedrooms	Shelby Robinson, Myrtle Village LLC; Robert Engler, President, Newton Community Development Foundation	\$2,167,425	Developer equity \$632,000; Village Bank loan \$591,746; City of Newton CDBG \$604,679 and HOME funds \$339,000	3/3/2014	\$910,179	0%	10-Jan-15	Comprehensive Permit has been granted by the Zoning Board of Appeals. Grant agreements are in preparation so project work can begin.

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EARLY ARCHITECTURE SURVEY, Up to 1870	Correct and expand existing partial surveys of Newton's earliest buildings, to guide regulatory preservation, including the demolition delay, as well as future decisions about preservation funding.	citywide	estimated 400 properties from 1830-1870	Katy Hax Holmes, Senior Planner, Planning & Development Dept.	\$56,700	Total leveraged funds for surveys of all pre-1850 bldgs.: \$41,700 in Mass. Historical Commission grants, est. \$15,000 of Planning Dept. staff time.	3/21/2011	\$37,500	100%	15-Nov-14	All CPA funds have been spent, but work is continuing with state reimbursement funds to document the City's remaining 500 properties built through 1870. The Planning Dept. will provide a final report to the CPC once the full project has been completed.
FARLOW PARK 3, Pond & Bridge Restoration	Restore the ornamental pond and bridge in this historic park, and construct a new irrigation system to preserve both the landscape in both the park and the adjoining school playground; construct a well to supply water for the pond and for irrigation.	129 Church St. (bounded by Vernon & Eldredge Sts.), Newton Corner, MA 02458	acres: Farlow: 3.8; Chaffin: 1.7; TOTAL 5.5	Carol Schein, Open Space Coordinator, Newton Parks & Recreation Dept.	\$105,600	CDBG funds approved \$75,000 (increased by \$65,000 Nov 2014), Newton Corner Neighborhood Assoc. \$1,000, other community fundraising \$24,000 (reduced from \$89,000 Nov 2014).	10/6/2014	\$476,780	0%	10-Jan-15	Documents for bidding out the design phase of the work are under review by the City of Newton Purchasing Dept. The Friends of Farlow Park are working to raise the required private, community funds.
HISTORIC BURYING GROUNDS 1, Gravestone Repair & Conservation	Conservation, repair, stabilization, and cleaning of 133 historic headstones, footstones, and monuments in the East Parish and South Burying Grounds.	East Parish: 880 Centre St. (bordered by Cotton St.), Newton Centre 02459; West Parish: 85 River St. (bordered by Cherry St.), West Newton 02465; South: 85 Winchester St., Newton Highlands 02461	acres: East Parish: 2.9; West Parish: 1.6; South: 1.4; TOTAL: 5.9	Cindy Stone, Director, Historic Newton (Jackson Homestead + Newton Historical Society)	\$0	Application to Mass. Preservation Projects Fund was not successful.	4/22/2003	\$188,277	100%	15-Aug-14	All remaining funds rolled over to phase 2 of the Historic Burying Grounds project as of summer 2014. For current status, see phase 2.
HISTORIC BURYING GROUNDS 2, Tomb Preservation & Restoration	Conservation, repair, stabilization, and cleaning of approx. 30 historic tombs in East Parish, West Parish, and South Burying Grounds.	East Parish: 880 Centre St. (bordered by Cotton St.), Newton Centre 02459; West Parish: 85 River St. (bordered by Cherry St.), West Newton 02465;	acres: East Parish: 2.9; West Parish: 1.6; South: 1.4; TOTAL: 5.9	Cindy Stone, Director, Historic Newton (Jackson Homestead + Newton Historical Society)	\$0	No other funding sought, though volunteer clean-ups continue to be held twice a year, and Historic Newton sponsors public education & site tours.	4/19/2005	\$257,395	97%	10-Jan-15	All contracted work was completed by the end of calendar 2014. Remaining funds will be applied to the scope of work in phase 3.

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HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Phase 3 of continued work at these sites will focus on East Parish Burying Ground (Centre & Cotton Streets): remove or prune additional trees that would otherwise prevent repair of historic tombs; preserve and restore tombs that are currently in poor or dangerous condition.	East Parish: 880 Centre St. (bordered by Cotton St.), Newton Centre 02459; West Parish: 85 River St. (bordered by Cherry St.), West Newton 02465; South: 85 Winchester St., Newton Highlands 02461	acres: East Parish: 2.9; West Parish: 1.6; South: 1.4; TOTAL: 5.9	Cindy Stone, Director, Historic Newton (Jackson Homestead + Newton Historical Society)	\$18,203	Committed non-CPA funding includes City staff time (primarily through Historic Newton) for project mgmt. If pending \$50,000 MHC Preservation Projects Fund grant is awarded, scope of work will be expanded.	7/14/2014	\$208,700	0%	10-Jan-15	Work will be bid in winter 2015, construction will begin in the spring.
MUSEUM ARCHIVES 1, Design	Design plan to rehabilitate the stable wing and main house of the 1809 Jackson Homestead, which houses the City history museum's research collection & archives, to preserve existing collections, allow for future collections expansion, and enhance public access and safety.	527 Washington Street, Newton Corner, MA 02458	square feet 3,980	Ted Callahan, Newton Public Buildings Dept.			7/21/2008, 5/17/2010	\$101,345		2007-2010	<i>See spending to date, current status & cumulative funding under main entry for this project.</i>
MUSEUM ARCHIVES 2, Final Design & Construction (Accessibility & Fire Suppression)	Implement the CPA-funded plan to rehabilitate the 1809 Jackson Homestead to preserve museum collections, allow for future collections expansion, and enhance public safety and access. See details under the appropriations for that plan.	527 Washington Street, Newton Corner, MA 02458	square feet 3,980	Ted Callahan, Newton Public Buildings Dept.	\$104,000	Proposal included \$40,000 of Newton-controlled federal CDBG funds and private cash contribution of \$24,000; July 2013 CPC vote required additional \$39,552 from non-CPA sources.	10/7/2013	\$641,000	8%	15-Nov-14	Due partly to changes in the fire suppression system, the Public Buildings Dept. has requested and received an extension of the start date for construction to April 2015 (orig. April 2014), and anticipates requesting additional CPA funds to complete the full design before putting construction out to bid. The current estimated start date for construction is April 2015.

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NEWTON HIGHLANDS PLAYGROUND 2, Final Design	Create final design/biddable specifications based on the CPA-funded Master Plan to rehabilitate and restore this community park to improve the usability, accessibility, and aesthetics of the playing fields and add paths through the woodlands.	Bounded by Winchester St., Upland St. and Dedham St., Newton Highlands, MA 02461	acres: Newton Highlands 12.6	Carol Schein, Open Space Coordinator, Newton Parks and Recreation Dept.	\$1,419,400	For this phase only: \$12,500 City staff time, \$150,000 private donations (private donations subsequently waived by the CPC on 11 Dec 2014). Anticipated for construction: \$12,500 City staff time, \$1,269,400 private donations, CPA \$2,147,400.	5/8/2014	\$200,000	0%	10-Jan-15	On 11 December 2014 the CPC voted 7-0 to grant the Parks & Recreation Dept.'s request to allow design work using CPA funds to be bid out, effectively eliminating the requirement to raise the previously promised \$120,000 in private matching funds. Bid documents for the design phase are under review by the City of Newton Purchasing Dept.
Newton HOME-BUYER ASSISTANCE Program, 1-3	Provide downpayment assistance to first-time homebuyers at up to 80 percent of the area median income, in return for a restriction keeping the purchased unit permanently affordable at that level.	Citywide	units 11, bedrooms 23 (as of 1 May 2010, with CP funds)	Rieko Hayashi, City of Newton Housing Planner	\$0	CDBG funds only for first several yrs, then a mix, then CPA only	5/17/2004, 3/20/2006, 10/6/2008	\$1,677,050	92%	1-Feb-13	% spent is of funds appropriated by Board order 229-08 only (total \$968,800). <i>See current status under phase 4 for this project.</i>
Newton HOME-BUYER ASSISTANCE Program, 4	Provide downpayment assistance to first-time homebuyers at up to 80 percent of the area median income, in return for a restriction keeping the purchased unit permanently affordable at that level.	Citywide	3-4 new cases	Rieko Hayashi, City of Newton Housing Planner	\$0	CDBG funds only for first several yrs, then a mix, then CPA only	10/7/2013	\$475,000	3%	10-Jan-15	% spent is of funds appropriated by Board order 55-13 plus funds unspent from Board order 229-08 (total \$537,945). Lottery for income-qualified applicants was held in September 2014, and 3 applicants are now seeking homes for purchase. State has agreed to include all new units on the Subsidized Housing Inventory.
ACTIVE PROJECTS TOTALS								\$6,245,226			