

**NEWTON PUBLIC BUILDINGS SURVEY
PHASE II – ANALYSIS OF HISTORICAL SIGNIFICANCE**

Building Analysis

Angino Community Farm



Address: 303 Nahanton Street
Year of Construction: 1855

Level of Significance: Moderate

Recommended Treatment Level: Rehabilitation

PART I - Analysis of Historical Significance

Building History

The main building at the Angino Community Farm is a Greek Revival farmhouse built in 1855 for David Hall Jr. that has been repeatedly altered. Purchased in 1917 by the Angino family, the farm is the last remaining agricultural property in Newton. Outbuildings consist of an 1886 barn and two other sheds of unknown date.

Samuel Truesdale was the earliest known owner of the property, with records dating back to 1676. The 1855 Newton Atlas shows the house and barn on the current site, which was at this time owned by David Hall, Jr. The house became vacant in 1899, presumably upon the death of Mr. Hall, and a series of tenants occupied the house between 1901 and 1917.

On July 17, 1917, Crescenzo Angino, an Italian immigrant, purchased the 2.5 acre farm, and it remained in his family until 2005. The farm was the primary food source for the family; they grew fruits and vegetables, raised chickens, rabbits, pigs and cows, and sold surplus flowers and vegetables. The barn typically stored machinery, farm implements and large animals. In the 1930s it was a staging operation for the oldest son's electrical business, which became Mass Electric Construction Company. Founded in 1928, today the company is one of the largest electrical contractors in the country.

Jerry Angino, the last family member to farm the land, also served as a truant officer for the Newton Public Schools for many years. He passed away in 2001; his sister Rose Mitchell lived in the house until her death two years later, after which the family put the property up for sale. Throughout its history, the property has remained a working farm. By the time it was put up for sale it was the last remaining working farm in Newton.

Newton Conservators, who had the Angino Farm on its Open Space Plan priority list for some time already, made a proposal to the City of Newton to purchase the farm using funds available from the Massachusetts Community Preservation Act, adopted in Newton in 2001. In December of 2004, the Newton Board of Aldermen voted favorably on this proposal. Newton Conservators negotiated the purchase and held the conservation restriction, ensuring its preservation as agricultural land. In August of the following year, the Board voted to change the zoning from residential to public use. The Board of Aldermen created the Angino Farm Commission, and the non-profit Newton Community Farm, Inc. was selected to operate the farm. By 2006, farming had begun again, and the farm currently serves the community with educational programs, and produce, available through the farmstand, farmers' markets and CSA (community supported agriculture) shares. Repairs to the buildings have been underway in the last few years as well, including restoration of the barn in 2008.

Level of Significance

Significant primarily for its site, which still retains its setting as a working farm, and for its association with the Angino family.

Bibliography

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Phase II: Analysis of Historically Significant City Buildings, Newton, Massachusetts
Angino Community Farm
DRAFT 4/6/2012

PART I - Analysis of Historical Significance: Historic Images
Additional Information Sources for Future Research

Historic Images

Part 2 – Description of Historically Significant Features

Exterior Visual Character: Farmhouse

Setting

- The farm is sited at the northwest corner of the intersection of Winchester Street and Nahanton Street; both the barn and the farmhouse face south towards Nahanton Street.

Shape

- The house is a two and a half story rectangular structure with three rear additions of decreasing size.

Roof and Related Features

- The gable roof has a cross gable at the first rear addition and a shed roof on the rear porch addition. All are clad in asphalt shingles, and have aluminum gutters.
- The front porch is clad in asphalt roll roofing.

Openings

- The windows are typically individual openings with 2-over-2 wood sashes, brick or wood sills, steel lintels and exterior storm windows. Appropriate replacement windows in additions.
- There are four 1-over-1 porch windows across the full width of the rear porch.
- The basement has 5-pane, inward-opening awning windows.
- The 4-paneled wood front door is flanked by 2-pane sidelights. There is an exterior storm door, and the bottom panels of the sidelights have been infilled with clapboard siding.
- The east door is housed within a gable-roofed portico.
- The west door leads to the enclosed porch, and from there to the kitchen.
- The entry to the basement is via a pair of doors in the west wall. The outer/storm door is paneled with a large pane at the top, while the inner door contains 6 lights.

Projections:

- The front porch is supported by wood columns of varying styles at the street side. The porch roof is surrounded by a metal railing.
- A small projection is present at the side gable around a secondary entrance.
- There is a brick chimney with a metal stack at the second to last addition (kitchen), and another brick chimney at the rear of the main house.

Trim and Secondary Features:

- The front windows have applied exterior shutters.
- The trim is painted at the eaves.

Materials

- The front and rear walls are covered in vinyl clapboard
- There is brick cladding at the side walls and portions of the north walls (added in the 1970s).
- The front porch deck is concrete.
- The house has a stone rubble foundation, and there are site walls with cementitious parging in some locations.

Craft Details

Exterior Visual Character: Barn

Setting

- The farm is sited at the northwest corner of the intersection of Winchester Street and Nahanton Street; both the barn and the farmhouse face south towards Nahanton Street. The site slopes up to the front of the barn, with a dry-laid rubble site wall and a lower road to the west of the barn.

Shape

- The barn is a two and a half story rectangular structure with a rear addition.

Roof and Related Features

- The barn gable roof and the rear addition shed roof are clad with asphalt shingles. Both have aluminum gutters and leaders.

Openings

- The windows are typically small individual openings of 4 or 6 panes.
- There is a large sliding door on an overhead track at the front entrance. A standard-sized door is directly to the right.
- Three pairs of wood paneled doors with 8 lights each open to the three bays of the lower level of the barn. At the main level, a new window of two awning sashes each is centered over each set of doors.
- A similar pair of doors at the rear extension has been altered to fit the size of the opening.

Projections:

Trim and Secondary Features:

Materials

- The exterior is clad in painted wood shingles, with painted wood trim. The exposed ends of main floor heavy timber beams are visible in the brick, CMU and rubble foundation at the lower level.

Craft Details

- There is a decorative pattern of regularly spaced exposed bolts around the perimeter, in the replacement sill plate.

Interior Visual Character: Farmhouse

Individually Important Spaces

First Floor Spaces- original house

- The first floor spaces feature plaster ceilings and walls, with tall, painted wood baseboard and wood floors.
- The window and door trim is ornate, painted wood, floor-length, with pediments over the window/door heads, and a panel below.
- There are paneled wood doors.

Second Floor Spaces – original house

- The second floor spaces are similar to first floor, except that window and door trim is very simplified, but echoes the more elaborate trim on first floor.

Front Stairhall – original house

- The front stair hall uses the same materials noted above.
- The wood staircase has painted risers, stringers and round wood balusters, stained treads and profiled handrail with a spiraled newel of multiple balusters.
- The wood front door unit is painted. This includes the pediment over the door and sidelights, and wood panels at base of sidelights. The 4-panel wood front door is stained.

Related Spaces

Basement

- The underside of the first floor framing is visible in the basement. The boards in the front space, under the original house, are straight-sawn, indicating that the materials are likely original.
- The exterior walls are exposed stone rubble. The partition walls are stone and brick, with lally columns under the first addition.
- The floor is concrete.
- The basement contains a wine press, and a safe. The safe was made by the Cary Safe Co. from Buffalo, NY, likely dating from mid-late 1880s (last of string of patent dates: Aug 26, 1884).
- Large, leaded glass sashes, with diamond pattern comes and green glass are stored in the basement. Their source or relation to the farmhouse is unknown.

First Floor Spaces- additions

- Most of the spaces in the additions have been altered over time, but are in very good condition.
- The spaces typically feature plaster ceilings and plaster walls with wood trim and wainscot.
- There is a wide horizontal wood plank wall finish (full walls) in one room.
- The floors are wood.
- The dining room in the first addition has built-in wood cabinets with wood-framed glass doors.

Second Floor Spaces – additions

- The second floor spaces are similar to the first floor.
- The rooms have wood window and door trim, generally stained and varnished, but painted in some rooms. The trim has a rectilinear head with profiled trim at the top.

Other Significant Interior Features

Interior Visual Character: Barn

Individually Important Spaces

Main Floor

- The barn is a timber-framed structure, with exposed wall and roof framing.
- The replacement timber at the bottoms of the hay loft posts have been attached with pegged, shiplapped joinery.
- The east wall has been recently replaced, and has plywood sheathing.
- There are wood plank floors, and a hay loft in the center.
- The large south doorway has been infilled with framed plywood. Smaller, framed plywood double doors have been mounted within the opening.

Related Spaces

Lower Level, Main Barn

- The lower level is used for storage of farm equipment, tools, and materials.
- The underside of the wood framing and floor boards of the main floor are exposed. Some beams appear to be rough hewn. A plywood ceiling covers the framing in some locations.
- The partition walls are CMU and concrete. The east foundation wall is stone rubble.
- Rough wood posts are used for support where there are no partition walls.
- The floor is dirt.

Other Significant Interior Features

Lower Level, Rear Extension

- The faded wood shingles from the barn exterior are exposed under the roofline, with a CMU foundation wall below. The shingles are circular-sawn.
- The roof sheathing and framing, also circular-sawn, are exposed.
- The foundation walls are stone rubble.

Part 2 – Images: Farmhouse

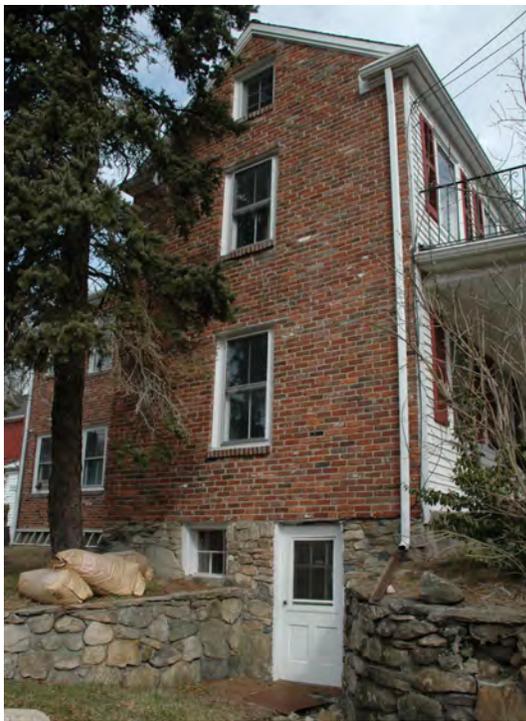


Figure 1 (top): east elevation. The evolution of the house can be seen in the series of additions from the original structure, at the left in this photo.

Figure 2 (center left): many materials on the exterior: clapboards on the front, stone rubble foundation, brick for most of the house.

Figure 3 (center right): the front stair well is in good condition. The pointed window and door trim is typical of the front segment of the house; it is slightly more elaborate at the first floor.

Figure 4 (bottom): the wine press in the basement

Part 2 – Images: Barn



Figure 5 (top left): the three sets of lower level doors sit directly below the recently replaced sill plate. A window is centered above each pair of doors.

Figure 6 (top right): the front entrance to the main level is accessed by an earthen ramp; to the west, the land slopes downward, to the level of the lower level doors



Figure 7 (center left): the supports for the hayloft have solid joinery repairs. Note the recently replaced east exterior wall in the background

Figure 8 (bottom left): the lower level of the barn is a very utilitarian storage space, with various materials used

Part 3 – Treatment Recommendations

Preservation Treatment Level

The farmhouse continues to serve its original function as a residence. The barn continues to operate as an important part of the working farm. As such, both structures exhibit changes that reflect their current operation. To enable the barn and farmhouse to continue to serve their primary functions, it is recommended that future work be performed according to the “Rehabilitation” Level of treatment outlined in the U.S. Secretary of the Interior’s *Standards for the Treatment of Historic Properties*. The Rehabilitation treatment allows for the building to be altered or added to through the construction of additions to support new uses while preserving those portions or features that convey the building’s historic character.

The following bulleted list contains an analysis of existing conditions and recommended treatments for the significant features catalogued in Part 2 of this report.

Exterior Recommendations: Farmhouse

Critical/Urgent (Timeframe: As soon as possible)

- Review the rainwater management strategy to ensure water drains away from the building.

First Priority (Timeframe: 1-3 years)

- Repair, resecure, or replace deteriorated wood elements as necessary. Paint all wood elements.
- Remove rust and repaint all ferrous elements, including areaway grates.
- Survey the condition of all steel lintels. Replace severely rusted lintels. (Especially note east basement window). Reset and repoint displaced bricks where rust jacking has occurred and where removed to replace lintels. Repaint all lintels.
- Repoint missing or loose mortar at the east portico.
- Replace the asphalt roll roofing at front porch, which has reached end of its service life.
- Reuse, or infill the broken leader shoe embedded in the foundation.

Second Priority (Timeframe: 3-5 years)

- Replace poorly matched repointing.
- Patch the cracks in the concrete at the front porch deck.
- Remove ivy, including on the north side.
- Remove biological growth, including: at the concrete foundation; at the east brick steps, at the front porch deck and steps.

Maintenance (Timeframe: Ongoing)

- Continue regular maintenance of character-defining features.
- Maintain all gutters, leaders and drains to keep clog-free.

Exterior Recommendations: Barn

Critical/Urgent (Timeframe: As soon as possible)

- Review the rainwater management strategy to ensure water drains away from the building, including at the east, uphill side.

First Priority (Timeframe: 1-3 years)

- The roof of the rear extension appears to be sagging. Investigate the structural strength of the roof framing and supplement as necessary.
- The concrete retaining wall at the north end of the rear addition is not plumb. Check for structural integrity. Reinforce and provide drainage on the exterior as necessary.

- Replace the asphalt shingles at the rear extension, which are at the end of their functional life, particularly those at the bottom-most courses.
- Replace or reattach loose shingles on the rear addition wall.

Second Priority (Timeframe: 3-5 years)

- Repair the cracks in the cementitious foundation parging.
- Repair or replace in kind split door panels.
- Clean biological growth at the foundation, east elevation.
- The main level of barn appears to have recently replaced shingles. Repaint all other wood elements.

Maintenance (Timeframe: Ongoing)

- Continue regular maintenance of character-defining features.
- Maintain all gutters, leaders and drains to keep clog-free.
- Roof, shingle siding and windows appear to be newly replaced. Maintain in good condition.

Interior Recommendations Farmhouse

Critical/Urgent (Timeframe: As soon as possible)

First Priority (Timeframe: 1-3 years)

Second Priority (Timeframe: 3-5 years)

Maintenance (Timeframe: Ongoing)

- The interior of the farmhouse is generally in very good condition. Continue regular maintenance of character-defining features.
- Dampness is visible in some of the basement exterior walls. Coordinate with rainwater management strategy (see exterior recommendations). Install damp-proofing course if determined to be necessary by further investigation.

Interior Recommendations Barn

Critical/Urgent (Timeframe: As soon as possible)

First Priority (Timeframe: 1-3 years)

- Some floor joists exhibit damage. Investigate their structural integrity and supplement as required.
- Some floor boards at the main floor have water damage visible from below. In some locations there are holes where the boards are fully deteriorated. Repair or replace as necessary.

Second Priority (Timeframe: 3-5 years)

Maintenance (Timeframe: Ongoing)

- Continue regular maintenance of character-defining features.