

CITY OF NEWTON

IN BOARD OF ALDERMEN

COMMITTEE ON COMMUNITY PRESERVATION AGENDA

TUESDAY, JUNE 26, 2007

7:45 p.m.  
Room 202  
City Hall

*(Prior to taking up the agenda items below, Alice Ingerson of the Planning Department will present a quarterly update of the status of ongoing CPA projects as well as a preview of the program the Community Preservation Committee will be holding on June 27<sup>th</sup> to solicit public feedback on CPA-related programming .)*

**REFERRED TO COMMITTEE ON COMMUNITY PRESERVATION  
AND FINANCE COMMITTEE**

- #120-07(2) COMMUNITY PRESERVATION COMMITTEE recommending phase II funding for the Durant Kenrick Homestead restoration and rehabilitation project as a grant in the amount of \$1.27M. The phase II funding would be used to purchase a preservation restriction on the adjacent open lot. The CPC further recommends that the funds be appropriated under the control of the Newton History Museum (Jackson Homestead) and that certain terms included in the CPC recommendation be incorporated in the agreement between the City and the Newton Historical Society. [05-29-07 @11:02am]

**REFERRED TO COMMITTEE ON COMMUNITY PRESERVATION  
AND FINANCE COMMITTEE**

- #276-06 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$2,253,000 be appropriated from the Community Preservation Fund for purposes of funding the *Newton South High School Synthetic Turf* recreation project.

Respectfully Submitted,

Stephen M. Linsky, Chair

City of Newton



**CITY OF NEWTON, MASSACHUSETTS**

**COMMUNITY PRESERVATION  
COMMITTEE**



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Mayor

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**MEMORANDUM**

TO: The Honorable Board of Aldermen  
FROM: Community Preservation Committee  
DATE: 1 June 2007, revised 12 June 2007

**RE: Recommendation for Phase II CPA Funding  
for the Durant Kenrick Homestead Project**

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**PROJECT TITLE:** Durant Kenrick Homestead – Preservation of Open Lot

**CPA CATEGORY:** Historic Preservation

**CPA FUNDS:**

Recommended: \$1.27 for Phase II of total \$2.71M (which includes Phase I funding – Docket Item #120-07 in amount of \$1.44M)

Presently, the CPC recommends funding for phase II of this project to purchase an historic preservation deed restriction for the adjacent open lot at the corner of Waverly Avenue and Kenrick Street. The CPC recommendation is presented to the Board as a "challenge grant," as funds would only be released after the Newton Historical Society secures matching funds in the amount of 50% of the CPA investment.

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE**

The Community Preservation Committee is pleased to strongly recommend funding the Durant Kenrick Homestead project. The CPC has carefully and thoroughly reviewed and evaluated this application for CPA eligibility under MGL c.44B and for consistency with Newton's CPA goals, as detailed in the attached CPC Recommendation.

The Community Preservation Committee voted on March 28, 2007 to recommend phase II funding for the Durant Kenrick Homestead preservation of the adjacent open lot at the corner of Waverly Avenue and Kenrick Street as a grant in the amount of \$1.27M under the conditions listed below, to be incorporated in the grant agreement between

the City and the Newton Historical Society. The funds shall be appropriated under the control of the Newton History Museum.

### CONDITIONS OF FUNDING

In its vote on March 28, 2007 to recommend phase II funding for the Durant Kenrick Homestead project in the amount of \$1.27M, the Community Preservation Committee sets forth the following conditions to incorporate into the grant agreement between the City and the Newton Historical Society.

1. After CPA funds have been approved for appropriation by the Board of Aldermen for this project, the grant recipient shall be required to submit a project status report to the Community Preservation Committee, or its designee, on a quarterly basis until project completion.
2. Prior to the release of any CPA funds ~~for phase II~~, the grant recipient shall secure funding commitments in an amount ~~of \$265,000.~~<sup>2</sup> Commitment letters shall be submitted to the Community Preservation Committee, or its designee, prior to release of any CPA funds.
3. Prior to release of any CPA funds, the adjacent open lot at the corner of Waverly Avenue and Kenrick Street shall be bound by a permanent Historic Landscape Preservation Restriction requiring that modifications to the site be approved by the Newton Historic Commission, or its designee, in perpetuity.
4. This project shall be complete no later than four years after appropriation of CPA funds. For the purposes of this condition, project completion shall be defined as compliance with the conditions stated herein and transfer of all CPA funds to the grant recipient. After four years, if the project is not complete, the CPC may consider recommending revocation of the remainder of the CPA funds unless the grant recipient receives an extension of time for project commencement from the Director of Planning and Community Development.

**Deleted:** no less than \$635K

**Deleted:** <sup>1</sup> (representing 50% of CPA contribution)

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<sup>2</sup> For the entire project, including both phases I and II, funds to be raised from the community before CPA funds are released total \$900,000.

**Newton Historical Society**  
**Durant Kenrick Homestead (built in 1732)**

May 2007

**Restoration and Development of Community Resource**

*Historical Highlights: Home of Newton representative to the Committee of Correspondence; Revolutionary War soldiers sent by Newton to Lexington and Concord; Newton school house; and, first major commercial nursery in New England, on 90+ acres, introducing many varieties of plants, including peaches and pears to the United States.*

**PROJECT BUDGET**

**\$ in Millions**

**Use of Funds:**

Capital Improvements

Architect's Estimate plus One-Time Program Investments  
(structural upgrade; accessibility, HVAC, ed center,  
landscaping, audio tour)

1.8364

Income for Operations (@\$129,000 per year:  
educational programs/staff, maintenance, utilities,  
insurance)

2.5800

Fundraising Campaign Costs

0.1480

**Total Need**

**\$4.5644**

**Sources of Funds:**

Already Obtained:

Riley Foundation Grant (Fall 2007)

0.1000

CPA Design Grant (Winter 2006)

0.0775

Durant Family Endowment Donation\*

0.3000

Subtotal Obtained

0.4775

Additional Funds Sought:

FY07 CPA Funds for Capital Improvements

1.4400

FY08 CPA Historic Preservation Easement on Open Space

1.2700

Newton Historical Society Fundraising:

CPA Proposed Target for FY07 Match

0.6350

CPA Proposed Target for FY08 Match

0.2650

Newton Historical Society Additional Target

0.4769

Subtotal Additional Funds

4.0869

**Total Sources**

**\$4.5644**

**\* In addition to cash endowment, value of land,  
house and collection represent a gift of \$2.4 million**

**Newton Historical Society  
Durant-Kenrick Homestead (built in 1732)  
Restoration and Development of Community Resource**

**PROJECT CHRONOLOGY**

1. City of Newton commits FY07 CPA funds for 78% of total capital improvements cost.
2. City of Newton commits FY08 CPA funds for purchase of historic preservation restriction on the open lot adjacent to the Durant-Kenrick House. This lot is historically part of the Durant Homestead and Kenrick Nursery.
3. Newton Historical Society raises community matching funds to qualify for release of CPA funds.
4. Newton Historical Society, acting as agent for the Durant Homestead Foundation, applies for zoning relief or special permits required to begin the project (use as a museum, variance from side setback requirements for new educational ell, and relief from parking requirements).
5. Durant Homestead Foundation donates the house, collection, both lots, and existing endowment to the Newton Historical Society.
6. Newton Historical Society sells to the City of Newton a historic preservation restriction on the open lot adjacent the Durant-Kenrick House. The Newton Historical Commission has agreed to monitor and enforce this restriction.
7. Newton Historical Society begins capital improvements work on the site, to restore and rehabilitate the house, make it accessible, and create facilities and resources required to interpret both the house and the surrounding landscape to the public, including school groups. Community fundraising continues during this period.
8. Newton Historical Society completes fundraising, capital improvements, and creation of interpretive exhibits and resources, and opens the site to the public and school groups.