

City of Waltham Massachusetts Community Preservation Act

Applicant Information

Name of Applicant (1)

Waltham City Council

(Co-signers of the original resolution are Councillor George A. Darcy III, along with Councillors Kenneth B. Doucette, Joseph M. Giordano Jr., Diane P. LeBlanc, Kathleen B. McMenimen, Stephen F. Rourke, Thomas M. Stanley, Joseph W. Vizard, and Robert J. Waddick.)

Mailing Address

Waltham City Hall, 610 Main Street, Waltham, MA 02452

Daytime Phone

781-266-8888

PROJECT BASICS

Address of Project (or Assessor's Parcel ID)

Address of Project: 342-344 Warren Street, Waltham, Massachusetts

Assessor's Parcel IDs:

Waltham Parcel IDs:

- R055 002 0028
- R055 002 0027

Watertown Parcel ID:

- 530 16 0

CPA Category (check all that apply):

☒ Open Space

☒ Historic preservation

☐ Open space recreation

☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$3,296,250

Total Cost of Proposed Project \$3,296,250

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

Goals: What are the goals of the proposed project?

The goals of the project are for the City of Waltham to acquire the 4.217 acre Arrigo farm property at 342-344 Warren Street under the Open Space and Historical Preservation categories of the Community Preservation Act, for the ultimate purpose of leasing this historic agricultural site for local farming, preserving of one of the last vestiges of local family farming to benefit current and future generations of Waltham inhabitants.

The Arrigo Farm is one of the oldest continually farmed sites in the United States. The history of the 4+ acre farm at Warren Street dates back to the earliest days of European settlement in America.

The various occupants over its 367-year history have been representatives of the great social and political changes in our community: the establishment of the Puritan theocracy at Watertown, the formation of Waltham, the local contributions to the American Revolution, the participation in the 18th century maritime trade, the support of the Union in the Civil War, the diminishing Yankee presence in an increasingly industrial and immigrant community, the continuation of local agriculture by 20th century Italian immigrants, and the pressures of residential and commercial development on the remaining farmland in Waltham.

Preservation of one of the last vestiges of New England farming as a working farm would benefit current and future generations of Waltham inhabitants and is consistent with the goals and criteria of the Community Preservation Act, and city identified planning goals.

Community Need : Why is this project needed? Does it address needs identified in existing City plans?

This project addresses several needs as identified in existing City plans, including the City of Waltham's Community Preservation Plan for FY 2013 General, Historic and Open Space criteria and goals as specified below.

ARTICLE VII

CRITERIA AND GOALS

Section 2 General Criteria

- Are consistent with current planning documents that have received wide scrutiny and input and have been adopted by the city;

Preserves agricultural land, preserves open space, provides for recreational activities (passive/active), and provides potential housing via farmhouse.

- Preserve the essential character of the city as described in the Comprehensive Plan;

Yes.

- Save resources that would otherwise be threatened;

Waltham's last remaining family farm; National Historic Registry; continuously farmed from America's Colonial period (1635) to present; owners significant for contribution in the Revolutionary War, the Battle of Bunker Hill, and the Civil War.

- Benefit a currently under-served population;

There are no farms and limited open space immediately adjacent to this heavily developed and densely populated section of Warrendale in Waltham.

In addition, there is an unmet high demand for locally grown produce in Waltham.

- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;

This project addresses several CPA purposes: open space, historic, recreational (passive/active) and potentially housing, to be determined by an assessment of such feasibility.

- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;

The farmland has not been redeveloped or physically altered. Hence, it would be feasible to re-establish a working farmland with a minimum of work.

- Produce an advantageous cost/benefit value;

The city can derive income from the lease of the farmland. The farmed land could yield up to \$30,000 per acre in agricultural produce. Waltham residents would benefit from the availability of locally grown farm produce.

- Leverage additional public and/or private funds;

- The Trustees of Reservations (TTOR) reserves in place from prior development of the DeVincent Farm on Beaver Street.
- State Agriculture Preservation (APR) funds.
- Other potential donors.

- Receive endorsement by other municipal boards or departments.

Because of the limited time frame associated with this application, it has not been possible to request endorsement by other municipal boards/departments to date. Such requests would be made to the Waltham Historic Commission, the Conservation Commission.

HISTORIC CRITERIA AND GOALS

- Protect, preserve, enhance, restore and/or rehabilitate historical, cultural, architectural or archaeological resources of significance, especially those that are threatened

- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site
- Demonstrate a public benefit
- Ability to provide permanent protection for the historic resource

1. The historic family farm in Waltham has been continuously farmed since 1650, and perhaps as early as 1635, when, according to oral tradition, Watertown founder, John Warren, purchased the land from the Watertown community.ⁱ John Warren's son, Daniel Warren, built the first house on the site, when he married in 1650.ⁱⁱ In his will dated 16 December 1667, John Warren bequeathed to "my son Daniel the p[ar]cell of land that he now lives on being about the quantity of sixteen acres with all appurtenances."ⁱⁱⁱ Daniel Warren was impressed in Captain Nathaniel Davenport's Company in the King Phillips War in 1675-6.^{iv} The sons of Phineas Warren, Daniel Warren's grandson, were involved in the American Revolution and two of the sons were wounded at the Battle of Bunker Hill.^v The daughter of Phineas Warren, Grace Warren, married Captain Samuel Barnes, who purchased the property from his brothers-in-law. Thomas Warren, the son of Samuel and Grace (Warren) Barnes inherited the property and tore down the old 1650 Daniel Warren house. He built in 1837 what is now the central portion of the current house.^{vi} Thomas Barnes was a market gardener who sold his produce at Faneuil Hall. He was also the town assessor, member of the school board and was made captain in the state militia in 1823.^{vii} He served in a Waltham military company in the War of 1812.^{viii} His sons, George Lyman Barnes and Otis Harrison Barnes, fought with the Massachusetts 32nd Infantry in the Civil War battles of Second Bull Run and Antietam.^{ix, x} By 1900, the Barnes family had sold all but 4.217 acres of the original Daniel Warren farm. The last Barnes descendant to live at the farmstead was Mary Barnes, a member of the Waltham Historical Society. She died in 1922. Placido Arrigo listed his residence as 342 Warren Street, and his occupation as farmer, in his 1918 World War I draft registration, so he may have leased the land or worked there as a farm laborer. Placido Arrigo purchased the farm in 1923 from the Barnes heirs, after the death of Mary Barnes.^{xi} Placido Arrigo continued farming until his death in 1991.^{xii} His family continued to live at the house and his son, John P. Arrigo, carried on the family farm until his death in 2011.^{xiii}

2. It is the last remaining working family farm in Waltham and the last to be undeveloped.

3. It has (4+) acres of valuable prime agricultural soil (Merrimac fine sandy loam) that still can be farmed.

4. The project will preserve the history of the city's long agricultural legacy of family farms (market gardeners or truck farmers) and Waltham's numerous Italian family farmers.

5. The project will rehabilitate the historical function of the property by using the fields for actual farming activities (Not for profit groups, such as the Waltham Fields Community Farms (WFCF), are interested in leasing its fields).

6. In the mid-1980s, the Massachusetts Historic Commission evaluated the old Barnes house as part of a wider inventory of historic buildings in Waltham. Their report stated that the two-family house is an unpainted, wood shingle structure representative of a late 1830s farmhouse. The original central portion built in 1837 is a two-story, gable-roofed structure of the late federal style. Wings and porches were added to the central section in the late 19th century. The

commission stated that the house meets criteria for the National Register of Historic Landmarks.

NOTES:

See citations for #1, above and at end of document.

OPEN SPACE CRITERIA AND GOALS

- Preserve active agricultural use
- Provide opportunities for passive recreation and environmental education.
- Preserve scenic and historic views

Needs and Goals

- Provide varied, well-distributed and balanced recreation facilities and programs for all residents of Waltham;
- Acquire, protect and conserve Waltham's open space with priority given to environmentally sensitive spaces;

1. Preserves 4+ acres Prime Agricultural land (Merrimac fine sandy loam).
2. Fields to be farmed by organizations, such as the WFCF.
3. Provides for passive recreation: has the potential for volunteer farm helpers.
4. Provides environmental education about farming, e.g. where food comes from, etc.
5. Preserves beauty of working farm and a historic family farm.
6. Preserves typical multi-generational family farm house, barn from late 1830's
7. Preserves open space in adjacent densely populated neighborhoods, consistent with city's strategic plan as referenced in US HUD/CDBG: "*Waltham has little open land, Waltham wants more public parks and open spaces, neighborhood tot lots, playgrounds, etc.*" [Note: although this site is not in the CDBG target area, it is in a densely populated neighborhood.]

NOTES:

As a working farm this has potential to generate up to \$30,000/acre in food produce to community.

Community Support: What is the nature and level of support for this project?
Include letters of support and any petitions.

Many individuals and groups have expressed support for this project including:

- Waltham Historical Society
- Waltham Fields Community Farms
- Waltham Farmers Market
- Waltham Energy Action Committee
- Waltham Land Trust

The above groups have sent signed letters of support to the Waltham City Council. Petitions have also been provided to the City Council in support of the Arrigo Farm Resolution (copies attached).

Time line: What is the schedule for project implantation?
Include a timeline for all critical items for their completion.

July-September 2013

Phase I

- Appraisal
- Title Search
- Survey
- 21E Site Assessment
- Building Inspection

October-December 2013

Phase II

- Acquisition
- Develop Master Plan for entire site

November-December

Phase III

- Building(s) Stabilization
- RFI/RFP generation

January-April 2014

Phase IV

- Oversight board established or designated
- Potential Establishment of Town Agricultural Commission
- Application of Conservation Restriction (Agricultural Restriction)

Credentials: How will the experiences of the Applicant(s) contribute to the success of this project?
Success Factors: How will the success of this project be measured? Be specific.

The success of this project will be measured when the property has been acquired by the city with Community Preservation Funds, the buildings have been secured, a Master Plan has been developed and implemented for the use of the agricultural fields and the buildings, and a Conservation Restriction (Agricultural Restriction) has been applied to the site.

Budget: What is the total budget for this project? How will the CPA funds portion be spent?
All items of expenditure must be clearly identified and justified.
Detail the hard and soft costs. Identify contingencies.

Hard Costs

- Acquisition \$2,750,000
- Building stabilization \$100,000

Subtotal - \$2,850,000

Soft Costs

- Master Plan - \$25,000
- Survey - \$25,000
- Legal - \$60,000
- Site Assessment (21E) - \$15,000

Subtotal - \$125,000

Contingency (15%) - \$446,250

Total Estimated Anticipated Costs - \$3,296,250

Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters if available.
Identify all sources of other funding which have been sought for this project and the status of the requests.

Potential other sources of funding include the following:

- The Trustees Of Reservations (TTOR): \$40,000
- Not for profit funds: TBD
- Private donors: TBD

Maintenance : If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

Ongoing maintenance will be addressed by the Master Plan, with potential funding coming from farm lease proposals or other arrangements.

ADDITIONAL INFORMATION

Provide the following additional information, *as applicable*.

Documentation: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

To be supplied to the city in due course when project is approved.

Construction or Rehabilitation: (2) For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project.

To be determined as the result of an assessment of the buildings and the recommendations of a Master Plan.

Zoning: Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance , and when an application will be made to the

Zoning Board of Appeals.

Farming as a use is by right.

City Approvals: Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

To be obtained.

Hazardous Materials: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

The budget includes an allotment for a 21E site assessment as part of this application.

Professional Standards : Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

To be resolved when recommendations are made regarding buildings.

Leveraged Additional Benefits: Provide information indicating how this project can be used to achieve additional community benefits.

Notes:

(1) City Property: If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

N/A

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

The applicant is the City of Waltham.

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- i. Mabel Dorcas Barnes Mason, Capt. *Samuel Barnes of St. Johns, Newfoundland and Waltham, Massachusetts and Some of his Descendants*. [Kingston, N.H.: Mason], 1958.
 - ii. Edmund Sanderson, *Waltham as a Precinct of Watertown and as a Town, 1630-1884*. Waltham, Mass: Waltham Historical Society, Inc., 1936.
 - iii. Middlesex County Probate, Case #23862.
 - iv. "Captain Davenport and his Company, Soldiers in the King Phillips War," *New England Historical and Genealogical Society Register*, vol. 39, July 1885, p. 258-259.
 - v. Edmund Sanderson, *ibid*.
 - vi. Edmund Sanderson, *ibid*.
 - vii. Mabel Dorcas Barnes Mason, *ibid*.
 - viii. D. Hamilton Hurd, *History of Middlesex County, Massachusetts, vol. 3*, p. 722. Philadelphia: J. W. Lewis and Co., 1890.
 - ix. *Massachusetts Soldiers, Sailors, and Marines in the Civil War*. Norwood, Mass., Printed at the Norwood Press, 1931-37.
 - x. Francis Jewett Parker, *The Story of the Thirty-second Regiment, Massachusetts Infantry*. Boston: C. W. Calkins & Co., 1880.
 - xi. Middlesex County Deeds, vol. 4689, p. 146.
 - xii. Massachusetts Death Index, 1970 – 2003, www.ancestry.com
 - xiii. Obituary of John P. Arrigo, *Boston Globe*, 2 November 2011.