

AMES FREE LIBRARY - EASTON'S PUBLIC LIBRARY

53 MAIN STREET
NORTH EASTON, MASSACHUSETTS 02356

January 14, 2010

Community Preservation Act Commission
Town of Easton
136 Elm Street
North Easton, MA 02356

Dear Commissioners:

Enclosed please find for your consideration nine copies of a CPA Project Proposal Submission for Queset Garden. We look forward to presenting this project to the Commission in the near future.

Sincerely,

A handwritten signature in cursive script that reads 'Madeline Miele Holt'.

Madeline Miele Holt
Executive Director

Community Preservation Act Project Proposal Submission

Queset Garden

**A project to fully restore the Queset Garden Stage
for public enjoyment of the arts in Easton**

Submitted by The Ames Free Library - January 15, 2011



Photo above taken at Dale & the Duds Concert - September 22, 2010

Community Preservation Act Project Proposal Submission Form

Please submit proposals to: Town of Easton Community Preservation Committee, 136 Elm St., Easton, MA 02356

General Information and Instructions The following excerpt from the Community Preservation Act (CPA) describes the types of projects that are eligible for CPA funding.

"The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this section.

With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites."

For funding, the CPA requires that a project receive the recommendation of the Community Preservation Committee (CPC). All projects must then receive the approval of Town Meeting. The CPC review process will include a review of the project description; project plan; current ownership and existing restrictions; value of property involved; project costs; proposed ownership/restrictions after project completion. If eligible for funding, the merits of a project are considered in relation to the merits and potential costs of other CPA projects and the timing and availability of CPA funds. Please see attached *Project Selection Criteria* and CPA definitions for more information.

Please answer each of the following questions. Use additional sheets as necessary.

A. Project Description/Eligibility for CPA funding

- 1. Please describe your project and include, if applicable: (a) street address of project; (b) assessor's map and lot number(s); (c) current ownership; (d) existing use or deed restrictions; (e) proposed ownership after project completion; (f) proposed use or deed restrictions after project completion (including proposed conservation, open space, recreation, historic and affordability restrictions).**

Orientation

Queset Garden is an historic location in the heart of Easton's Historic District that is currently undergoing restoration, not only to its former beauty as an Italianate style garden of the early 1900's, but to its further importance as a low-maintenance public space to be enjoyed by the Easton community at large for recreation and cultural events. It is a terraced parcel of land located at a right angle juncture between the H.H. Richardson building of the Ames Free Library at 53 Main Street to the east, and the stone English gothic Queset House at 51 Main Street to the north.

The garden has been variously termed as *Shakespeare Glen* and the *Estate Garden Park* (Ground Lease between the Town of Easton and the Ames Free Library of Easton, Inc., 2008), *Queset Garden Park: The Secret Garden* (Kath Holland, Thesis, 2006); *Queset Lodge Walled Garden* (State Historical Commission GIS maps, 2006); and the *Italian Gardens* (Town of Easton Historic Preservation Plan, 2008). Following local tradition and town history, as of its Phase One restoration in 2009, it is now formally called Queset Garden.

The land is owned by the town and appears as a portion of Lot 3 on Assessor's Map 16U, Lot 161. An on-spot GIS aerial image with Lots demarcated by orange lines and a site plan with town ownership demarcated by red lines is attached (Appendix 1 & 2). As of April 2008, the town portion has been leased to the Ames Free Library of Easton, Inc. for a period of 50 years with automatic renewal for another 50 years without notice.

History

Queset Garden was lovingly – and elaborately - created in 1911 by the Broadway producer and playwright Winthrop Ames. It was a highly manicured showplace tended by no less than five gardeners. Winthrop produced more than two hundred Broadway plays and brought his well-known houseguests to the garden, such as Leslie Howard, Katharine Cornell, George Arliss, and Gene Autry, who were known to put on impromptu performances at the scenic stage and pergola installed at the north end of the garden. While very much a private space, the garden was also shared with the community from time-to-time when Winthrop would host socials and annual Class Day activities associated with the local high school graduation. It was listed as one of the seventeen must-see stops for a walking tour of the historic district of North Easton, as it lies right in the heart of this district. Since his death in 1937, however, the garden was virtually abandoned and began to grow into a wilderness of vines and secondary growth forest. Fallen trees, including one right across the reflecting pool, were left to molder and the area, despite its central location, was absolved of all accountability.

Restoration Planning and Phasing

As of the summer of 2009, Queset Garden was all but invisible and most people did not know it existed. The clearing that took place then as part of the Library's parking lot excavation and garden restoration plan revealed that much of the original masonry was still intact: a pair of ten foot columns marking the main entrance, a pair of curving Chinese gates with nine feet tall piers, walls delineating terraces, semicircular and straight stairs, a large reflecting pool, and a stage with a pergola.

The restoration work was initially undertaken by the Library, the formal Lessee of the land, in order to stabilize the area so that the community would not be vulnerable to security hazards. Providentially, the Library had received a grant of \$100,000 from Richard and Deborah Smith of Forest Systems to help restore the garden. Furthermore, Katherine Holland, a resident of Easton, had submitted the landscaping design thesis (Appendix 3) to the faculty of the Arnold Arboretum of Harvard University. The thesis laid out three plans, one of which became the restoration blueprint. This plan was selected because it fulfilled two basic requirements:

- it restored the historic elements with the addition of low-maintenance features; and
- the garden could be resuscitated in clear phases, subject to the infusion of funds.

The Ames Free Library then submitted a phased restoration plan to the Historical and CPA Commissions for four foreseeable phases to the completion of the project (Appendix 4). The request then for \$69,400 CPA funding was to cover partial costs of *Phase One - Stabilization* to insure that the area would be safe for public use.

The funding and the work it enabled have taken the garden restoration farther than most people could imagine. Most of the stonework has been restored, planting beds were laid out, planted, and are now flourishing, and gravel paths and lawns are preventing erosion and further take-over by weed invasions. Safety lighting and the irrigation system are installed.

Today and Tomorrow

Queset Garden is now highly popular and is being used for public and private events as well as daily enjoyment and recreation. About 400 people a day use the library and a good many of them stop to visit the garden.

With this current outpouring of public interest, the goal for further CPA funding is to accelerate development so that the garden can be fully available as a public venue for outdoor cultural activities

such as plays, concerts, dramatic readings, band performances, and all manner of performing arts for children and adults.

The need for outdoor public entertainment space became dramatically obvious when the Easton Lions Club re-scheduled and re-located one of its music concerts to the garden in the fall of 2010. The Dale & the Duds Concert (originally rained out, could not be rescheduled at the Center St. Skating Rink) became the first full-scale performance on the Garden's stage. More than 300 people attended and enjoyed the lively event in the historic and dramatic location.

The Easton Cultural Council's Lantern Day Parade concluded at Queset Garden, with a Wayne Potash concert for kids and a Jubilate Choir performance for adults. This was another very popular community event that gained participation and panache because it could be held in the Garden.

The stage, however, is in dire need of repair and could be put to even better use for larger professional productions. Both wing ends are sinking and most of the pergola timbers need to be replaced. This proposal, therefore, for a revised Phase Two asks for funding to restore the stage and for ensuring safe and ADA compliant access to the terrace and stage areas of the garden. Additionally, the bluestone paving plan has been revised to enable partial installation in order to make wheelchair access possible for viewing performances.

Permissible use of CPA funds, added to Section 2 of the CPA act, defines rehabilitation as including handicapped access and other capital improvements that may be necessary for historic properties to meet federal and local building codes, or to make those sites functional for the intended use of the facility.

With restored and ADA compliant access to the Queset Garden Stage, the library is planning the following activities:

- Choir performance by the new group, aptly named "Quest Choir"*
- Oliver Ames High School Midsummer Night's Dream performance*
- Poetry in the park*
- Local and regional a cappella concert groups*
- Concerts and dramatic events for children*
- Popular and classical music performances*
- Shakespeare in the Park*
- An Octoberfest celebration*
- A Queset Garden Story Corps – recorded reminiscences*
- Demonstrations such fruit and flower arranging*

Most of these events will be free. The library will, however, exploit all opportunities to seek donations and sponsored support. As per town of Easton legal counsel, events held in the garden must be free to the public but donations may be suggested and solicited.

Funding and Maintenance

Funding from interested donors has continued to come through several channels. Ticket sales from the gala Queset House ribbon cutting reception held on July 31, 2010 netted over \$5,000. A representative of the Massachusetts Jaycees Headquarters Trust came forward and applied to this group for a grant, which resulted in a \$2,000 donation. Individual donations are starting to come in and we expect to actively solicit and to energize donors in the coming year by hosting a series of Queset Garden centennial events and offering naming opportunities (see question B. 2a below).

Inspired by the emerging beauty of Queset Garden, a group of Easton citizens formed a new nonprofit, Friends of Easton Public Gardens (FEPG), whose mission is to organize garden maintenance projects in town. Queset Garden has received their support as they were the primary organizers of the gala affair mentioned above. The FEPG members have also rallied planting and

weeding teams for garden maintenance and have taken on the primary responsibility for plant maintenance.

The support of the garden is also coming from the library budget. As per Article 4 of the Lease agreement, the Ames Free Library, Inc. is "responsible for oversight of the protection, preservation and maintenance thereof for the duration of this Lease." This responsibility includes all costs associated with mowing, water, electricity, insurance, and overall supervision by the library director and the library's Building & Endowment Committee.

Concluding Remarks

The Ames Free Library, working with the Historical Commission, the Friends of Easton Public Gardens, and its donors, has shown its ability and commitment to completing the restoration of Queset Garden.

We are now seeking additional funding, not only to continue restoration of this historic location, but to ensure that it is used to promote music and the arts. The library has espoused the slogan, *Where the Community Connects*. With full use of Queset Garden, we will assist the town in developing the concept that *Music and the Arts Create a Great Community*.

CPA funding, if granted, will ensure an enhanced cultural profile for the Town of Easton. A restored stage with ADA compliant access to the garden will connect our present-day artistic endeavors to the legacy of Winthrop Ames and his theatrical guests.

2. **Using the information in this packet as a guide, does the project serve one or more "community preservation" purpose? (*open space, historic resources, recreation, community housing*)?**

Yes No

If yes, state all CPA purposes served by your project. (If no, project is not eligible for funding.)

In accordance with the definitions laid out by the CPA, this parcel of land is both:

- *An historic resource* ("..real property...determined by the local historic preservation commission to be significant in the history ...or culture of a city or town.."); and
- *Open space* ("..lands to protect scenic vistas,...and land for recreational use..").

The Garden is being restored and maintained due to its historic significance and is being used as open space for both passive and planned recreational events.

B. **Considerations for funding an eligible project.**

1. **Does the project serve a need or goal set forth in the Town of Easton Open Space and Recreation Plan or another planning document related to a community preservation purpose?**

Yes No **If yes, please explain.**

The need for future park development in Easton is quoted from "The 2009 Town of Easton Comprehensive Plan for Parks, Recreation, and Open Space":

"There is a shortage of most of the more passive elements of a park system. These include amenities like walking trails through undeveloped parkland, picnic areas, and open space that is just plain open instead of dedicated to some structured activity" (p.144).

The Queset Garden project is ideally suited for unstructured outdoor community-binding activities. Given the 400 residents who pass through the doors of the Ames Free Library every day, the park has a built-in audience. Families visiting the library need not make specific plans or save money for entrance fees. They can spontaneously wander through the park, read a book on one of the benches, have an impromptu picnic, or merely unwind in a communal green patch in the heart of the North Easton historic district.

2a. Would CPA funds be used to leverage or supplement other funding for this project? (i.e. self-help grants/ matching grants)

Yes X No **If yes, please explain.**

CPA approval and the resulting evidence of a flourishing viable project have helped tremendously in consolidating local interest and have begun to facilitate fundraising initiatives.

We have received inquiries from individuals and local associations who are interested in making donations in exchange for naming rights to parts of the garden. As a result of this interest, we have developed a campaign to celebrate the Garden's Centennial Year - 2011 - by raising funds from those interested in naming selected garden features to commemorate individuals and families in perpetuity. (Appendix 5) Now that the initial restoration of the Garden has been accomplished and its popularity growing, we also anticipate a greater ability to attract state and federal grants.

2b. What is the total project cost? \$ 142,134 - for this phase

	<u>Original Budget</u>	<u>Phase II - New Plan</u>
<u>Phase One Status</u>		
Items completed*	157,732	
Universal Access	20,000	26,500
<u>Phase Two</u>		
Bluestone	98,000	35,134
Trees & Shrubs	6,500	
Architectural Lighting	15,000	
General Conditions	5,000	
<u>Phase Three</u>		
Mortar Replacement	25,000	
Site Furniture	58,000	
Stage Restoration	100,000	80,500
Fountain Restoration	34,000	
General Conditions	5,000	
Total	\$ 524,232	142,134
Funds available		<u>22,044</u>
Amount needed		\$ 120,090

**Completed Phase I items included: site clearing, trellis removal and storage, irrigation, metal edging, flower bed preparation, trees & shrubs, sod, walkways, masonry restoration, handrails, safety lighting.*

These are direct costs, not counting overhead, inflation, or contingencies. See also:

- Appendix 6: Opinion of Probable Cost Total Project, by James Thomas, Architect, Aug 2009
- Appendix 7: Queset Garden Phase II Diagram

2c. Please state all sources of funding for the total project costs and the date(s) that such funds are scheduled to be paid.

Funds accrued to date are as follows:

Individual Donations	\$ 105,500
CPA funds	69,400
Gala ticket sales	5,234
MA Jaycees Grant	<u>2,000</u>
Total	\$ 182,134

Not counted in this tally are individual tree donations, and grants obtained to defray the costs of conducting the gala event such as \$1,500 from the North Easton Savings Bank, and donations from Chili Heads, Hilliard's, Stoneforge who provided the refreshments free-of-charge, and others.

3. State the amount of funds you are seeking from the Community Preservation Fund and when you request that such funds be available for your project.

\$ \$120,000 Date: June 2011-October 2011

4. Is this project recommended by a relevant town committee (Conservation Commission, Recreation Commission, Historical Commission, Easton Housing Authority, Easton Housing Partnership)?

Yes No If yes, please explain.

The Historical Commission was presented with the design and plans for Queset Garden in three consecutive meetings in July-August, 2009 and was favorable to partial funding in the immediate future. In accordance with Chapter 209 of the Acts of 2007, all restoration of the area will be subject to the approval of the Easton Historical Commission.

The library director and Ed Hands had a discussion about the restructured Phase Two plan and we will present the project to the Historical Commission on January 11th.

5. Does the project include public access?

Yes No Not applicable Please explain.

The original garden was created at the start of the century as a garden for the select. In a nation as fiercely democratic as the United States, the concerted efforts of enlightened residents, the public library, and town departments, to convert a closed pleasure garden for the few to an open park accessible to the Easton community at large, is culturally appropriate and hugely satisfying.

The extensive addition of parking space to the Ames Free Library exposed the erstwhile garden to Easton residents who have been visiting the library at an increasing rate. The project, in short, not only includes public access but is its raison d'être.

6. If the project relates to a particular parcel of land, what are the zoning and present use of the property and the potential use(s) of the property if project is not funded?

Given the historical, cultural, and ecological profile of the area, there is no other potential use for the property. If the project is not funded, the repairs to the stage will be delayed, preventing the garden's full use as an outdoor public performance venue.

7. Are there any special issues related to project timing? Is a property "at risk" of development or otherwise threatened? Is a right of first refusal about to expire? Are there other timing issues related to the project?

The opportunity presented by funding this phase is to restore the stage and complete universal access features to prepare the Garden for further community enjoyment of artistic endeavors in outdoor open space.

Stabilization of the area was a minimal requirement of Phase I and has been completed. The revised Phase II presented here is also structural and completes the ADA requirements for the garden. Additional renovation beyond this phase includes restoration of the aesthetic features, namely the fountains, and the addition of plants, furniture, and other beautification elements which can be steadily phased over the next few years with the sustained accrual of funds.

8. If this project relates to a particular parcel of land, is this a land acquisition project or a development project of land "already owned"? Please explain.

This is not an acquisition project; it is the necessary development of land already owned by the town and leased to the library.

9. If this is a community housing project, does the project involve the "reuse of existing buildings or construction of new buildings on previously developed sites"?

Yes _____ No X Please explain:

10. If you have any other information you wish to add, please provide same on additional sheets. You are encouraged to submit any information you have that you feel is relevant, including site or project plans or appraisals or project cost estimates which can further explain your project.

List of Appendices:

- APPENDIX 1 : Site Map with Town Lease area in red
- APPENDIX 2: GIS Aerial image with Lot delineation in orange
- APPENDIX 3: Queset Garden: Design Plan by K. Holland
- APPENDIX 4: Proposed Sequence of Work- Revised
- APPENDIX 5: Centennial Celebration Naming Opportunities
- APPENDIX 6: Opinion of Probable Cost Original Project
- APPENDIX 7: Queset Garden Phase II Diagram

I hereby certify under the penalties of perjury that the above information is true and correct to the best of my knowledge.

Signature: Madeline Miele Holt

Name of Project Proponent: Madeline Miele Holt, Executive Director
On behalf of the Ames Free Library Board of Directors
Address: Ames Free Library, 53 Main Street, North Easton, MA 02356.
Telephone #s: 508-238-2000
E-mail address: mmieleholt@easton.ma.us
Date: 15 January 2011

Appendix 2





QUESET GARDEN

Proposed Sequence of Work 2009

PHASE ONE: Stabilization

1. SITE CLEARING
2. BRUSH CLEARING/ CHIPPER
3. TRELLIS DISMANTLING AND STORAGE OF UNSTABLE PARTS
4. UTILITY AND FOUNTAIN PLUMBING
5. IRRIGATION
6. UNDERGROUND ELECTRIC
7. METAL EDGING
8. FLOWER BED PREPARATION WITH LOAM AND MULCH
9. TREES AND SHRUBS
10. SOD
11. PEA STONE ON WALKWAYS AND TERRACE PREP
12. MASONRY STABILIZATION AND REPAIR
13. UNIVERSAL ACCESS TO THREE LEVELS
14. HAND RAILS AND GUARD RAIL
15. SAFETY LIGHTING

PHASE TWO: Hardscape and Partial Restoration

1. BLUESTONE
2. TREES AND SHRUBS
3. ARCHITECTURAL LIGHTING

PHASE THREE: Full Restoration and Beautification

1. MORTAR REPLACEMENT
2. SITE FURNITURE
3. STAGE RESTORATION
4. FOUNTAIN RESTORATION

PHASE FOUR

1. FOUNDATION RECLAMATION: FARM AND GREENHOUSE

What was happening in the world when Winthrop Ames created Queset Garden?

- Andrew Carnegie set up his foundation to support education. Did you know that he was particularly interested in public libraries as a means of self-education?
- Cy Young, the famed pitcher, retired after 22 years in baseball. Did you know he was a manager of the Boston Red Sox in 1907?
- Irving Berlin was a new name on the music scene. Did you know he wrote Alexander's Ragtime Band in 1911?

Centennial events to come:

Second annual gala garden party; Oliver Ames HS Midsummer Night's Dream performance; Winthrop Ames' original Snow White movie that inspired Walt Disney; Great Gatsby books discussions; 1900's era auto show, and more.



Celebrate the Queset Garden Centennial

By Supporting Continuing Renovation

Did you know that Winthrop Ames created Queset Garden one hundred years ago? What was America like one hundred years ago? What was happening in Easton in 1911? The Ames Free Library will spend the year 2011 celebrating the 100th anniversary of the garden by treating the community to book and movie selections, historical discussions, and more about the era.

Does your family have roots in Easton back to this era? Are you looking for a way to commemorate someone or to express your love of and commitment to the community? If so, you can make a major impact toward the lasting beauty of Easton's Historical District by donating funds for the continued restoration of Queset Garden. This centennial year is the ideal time to consider a major gift to secure a named location within the garden. This brochure shows the different parts of the garden to be named and the requisite donations.

Queset Garden Naming Opportunities

Hardscape Structures

A-B. Stone Gate Pillars – Main Entrance	\$20,000
C-D. Moon Gates – West Side	\$15,000
E. Curved Stone Wall – South End	\$10,000
F. Reflecting Pool	\$25,000
G. Performance Stage	\$25,000
H. Pergola on the Stage	\$25,000
I. Fountain Facing Stage	\$ 7,500

Planting Beds

1. Front of Curved Stone Wall	\$ 2,500
2-5. Terrace East & West of Reflecting Pool	\$ 1,000
6-13. Terrace & Lower Level Perimeter Beds	\$ 750
14-17 Lower Level – Corner Beds	\$ 500
Individual Trees or Shrubs	\$ 250
Individual Bluestone Pavers	\$ 250

Other Planned Projects of Interest to Donors

Naming rights for phases of restoration:

Phase I Reclamation, Lighting & Planting – Richard & Deborah Smith - \$100,000

Phase II Universal Access and Stage Restoration – TBA

Phase III Furnishing and Beautification – TBA

Re-creation of Pan Statue for reflecting pool

Re-creation or location of replicas for urns and other planters

Benches and tables

Honoring Donors

Donors' names will be affixed to the item on tasteful, permanent commemorative plaques.

Giving ceremonies, if deemed appropriate and desirable by the donor, will be filmed for cable TV and announced to other media.

QUESET GARDEN RESTORATION

Stabilization, Maintenance and Restoration Project
 AUGUST FIFTH 2009 (*Revised 06Aug09*)

OPINION OF PROBABLE COST

	Conventional General Contract	"Self Performed" AFL as Gen. Contractor with Volunteers
PHASE ONE:		
<i>(Stabilization and Preparation for Safe Public Use)</i>		
GENERAL CONDITIONS (7.5%)	12,700	5,000
SITE CLEARING	7,100	7,100
BRUSH CLEARING / CHIPPER	2,500	2,500
TRELLIS (Dismantle and store unstable parts)	300	300
UTILITY AND FOUNTAIN PLUMBING	5,000	5,000
IRRIGATION	8,700	8,700
UNDERGROUND ELECTRIC	10,000	10,000
METAL EDGING	2,000	2,000
FLOWER BED PREPARATION (Loam and Mulch)	8,700	8,700
TREES AND SHRUBS	35,300	35,300
SOD	8,800	8,800
PEA STONE (Walkway and Terrace Prep)	3,000	3,000
MASONRY STABILIZATION AND REPAIR	45,000	45,000
UNIVERSAL ACCESS (sloped path to three levels)	20,000	20,000
HAND RAILS / GUARD RAIL	10,000	10,000
SAFETY LIGHTING	3,000	3,000
OVERHEAD AND PROFIT (7.5%)	13,700	0
SUB TOTAL	195,800	174,400
PROFESSIONAL FEES (PM, LA, LTG, Preservation)	19,600	17,400
CLIENT EXPENSE (ALLOWANCE)	19,600	17,400
INFLATION / ESCALATION 08/09 TO 05/10 (1% / mo)	21,600	18,900
CONTINGENCIES (10%)	25,700	20,200
PHASE ONE TOTAL	282,300	248,300
PHASE TWO:		
<i>(Hardscape, Additional Planting and Architectural Lighting)</i>		
GENERAL CONDITIONS	9,000	5,000
BLUESTONE (Material and Installation)	98,400	98,400
TREES AND SHRUBS	6,500	6,500
ARCHITECTURAL LIGHTING	15,000	15,000
OVERHEAD AND PROFIT (7.5%)	9,700	0
SUB TOTAL	138,600	124,900
PROFESSIONAL FEES	13,900	12,500
CLIENT EXPENSE	13,900	12,500
INFLATION / ESCALATION	15,300	13,500
CONTINGENCIES (10%)	18,200	16,300
PHASE TWO TOTAL	199,900	179,700

PHASE THREE:

(Restoration of Performance Features and Outfitting for Public Enjoyment)

GENERAL CONDITIONS	16,300	5,000
MASONRY RESTORATION (Mortar Replacement)	25,000	25,000
SITE FURNITURE	58,000	58,000
STAGE RESTORATION	100,000	100,000
FOUNTAIN RESTORATION	34,000	34,000
OVERHEAD AND PROFIT (7.5%)	17,500	0
SUB TOTAL	250,800	222,000
PROFESSIONAL FEES	25,100	22,200
CLIENT EXPENSE	25,100	22,200
INFLATION / ESCALATION	27,000	24,300
CONTINGENCIES (10%)	32,800	29,100
PHASE THREE TOTAL	360,800	319,800
TOTAL PHASE ONE, TWO and THREE	843,000	747,800

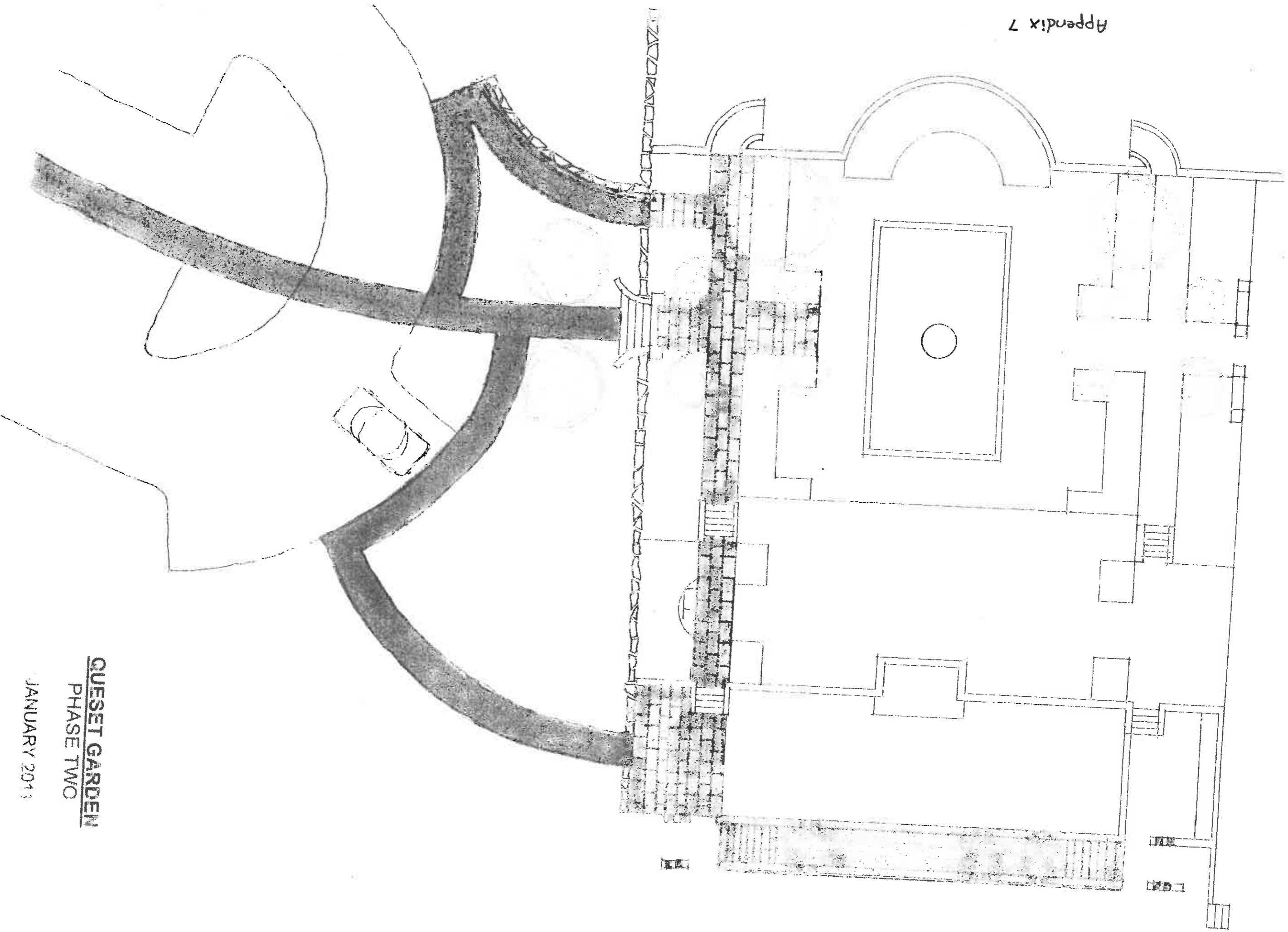
PHASE FOUR:

FOUNDATION RECLAMATION
(Farm and Greenhouse Structures)

Unknown Unknown

JAMES THOMAS ARCHITECT
100 Canton Street
North Easton MA 02356

508.631.2987



QUESET GARDEN
PHASE TWO

JANUARY 2014