February 9, 2022

Dear Newton Historical Commissioners,

In regards to 145 Warren Street, I have outlined below a number of issues /questions that came to mind during the course of the January 27th NCH meeting.

Implication after the Development is Completed

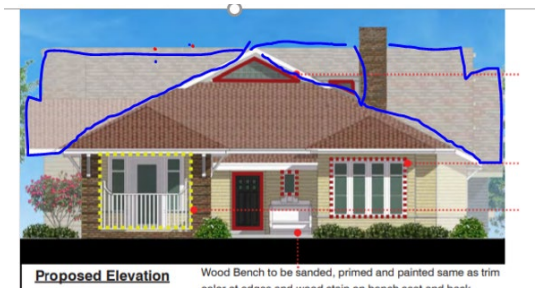
Once the developer's project is completed and the condominium association is formed, the Aloha Bungalow will become a part of a single entity with five housing units governed under a condominium association. This is one of the implications that result from this structure being classified as a "five unit single family attached" structure. It would be important that the NHC require that it be clearly documented in the Master Deed/Condominium Documents that this structure and property is a Landmark, and as such, any changes made to the structure and the property, exclusive of interior changes, must be approved by the NHC and issued a CoA. I think that it would be imperative that any owner buying a unit in this condominium be aware of this unique condition. The City Council has the ability to return this to the Land Use Committee and have that committee amend the Council Order to reflect this as a requirement. Having just last night watched the LUC do just that with a different approved special permit, it is a simple and straight forward process.

Passive House and Solar Panels

The issue of solar panels came up during the last NHC meeting and is still an important open issue. However the Final Approved Council Order specifically references a document prepared by Sustainable Comfort . In that document the seventh bullet under the section titled "Passive House Certification" calls for solar panels on the roof. Mr. Oliveri indicated that he may or may not need the solar panels to meet "passive house" certification. That is surprising because, I as I have been researching how passive house is achieved, it generally is going to include either solar panels or wind turbines. Additionally, the Council Order requires the submittal of a passive house plan (narrative or checklist) that has been certified by an architect prior to the issuance of a building permit. So surely the developer should know the plans for solar panels at this time.

I think the best course of action for the NHC is to make a decision now IF it will allow solar panels anywhere on the Landmark. This way the developer would know now what would be allowed IF requested.

I do want to point out that if solar panels are allowed on unit two, they would be added to the southern exposure roofline which I outlined in blue. I believe this is what Simon French was pointing out. Leveraging the developer's depiction, they would certainly be visible from the street and from the head on view would actually look like they are a part of the bungalow. Adding solar panels to units 3-5 would be much less effective since given the downward slope of the property, the southern exposure roofline would be subject to shadows from the front of the structure and more limited sunlight in winter. So the solar panels that would be the most valuable would also be the most viable



Also the NHC should anticipate that even if the developer doesn't install solar panels, the future condominium association might want to do that at some point in the future. Therefore they should know whether those are allowed, prohibited or conditioned and could include those details in the Master Deed.

Windows and Openings on the Aloha Bungalow

Another important open issue is related to how the existing windows will be handled i.e. restored or replaced. In addition to solar panels, the placement/orientation and size of the windows is very important in being able to achieve passive house standards. But the additional structure has an eastern orientation based upon the placement of the structure and we have no visual depiction of any southern facing windows on Unit 2. While it does look like bump out was added to the southern facing roofline of the back three units, it isn't clear if that includes a window as we have no visual of the exposure. This bump out to the design only appears on this final design that was present to the Land Use Committee on Dec 9th where they made the offer to build to Passive House standards. I think it is safe to assume that was added to accommodate a larger window and solar panel across the top. With limited southern facing windows, it in implausible that passive house standards could be met without solar panels.

The most obvious viable windows that could be used to capture heat are the front windows on the Aloha Bungalow as all other southern facing windows would be in the shadow of the front of the structure. I worry that is a reason why the developer wants to remove the existing windows. In his presentation he says "Existing trim to remain if window size does not change, otherwise new trim to match existing" Why wouldn't the sizes match unless they want to create larger window openings to better capture heat for the whole structure. Additionally, the available sizes are shown in the Pella brochure so it should be easy enough to know now if Pella offers a size that fits. There are at least five original windows still in place and even if there was only one, why can't the NHC require that if they have to replace any windows, and we know they will in the front, that they be custom made to the specifications of the original windows?

I will add that I attended the most recent meeting of the Auburndale Historic District Commission and the discussion related to replacing windows at both 61 Central and 41 Hancock was much more rigorous that what I heard related to this Landmark at the Jan 27th meeting

NHC Input into the Council Order

At the Land Use Committee meeting, when the Council Order was drafted, I expressed concern that the NHC hadn't yet been able to review that project therefore didn't have a chance to provide input into that Council Order. I was assured by Rick Lipof that after the NHC conducted its review, it could come back with any requested modifications or additional conditions to the Council Order.

It would seem that any requirements or restrictions, such as requiring the Master Condo Document to make clear references to Landmark requirements and that any decision regarding solar panels be clearly spelled out.

Thank you for considering these points as you finalize the Certificate of Appropriateness for 145 Warren Street.

Best Regards

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