



LEAGUE OF WOMEN VOTERS OF NEWTON
P.O. BOX 610207
NEWTON, MA 02461

Public hearing before the Community Preservation Committee May 26, 2004

The League of Women Voters of Newton supports the following application for Community Preservation funding:

Linden Green Homes – 248 Elliot St. Newton Upper Falls
Historic Preservation and Community Housing - \$575,000

The League was pleased to see a new proposal come forward for affordable housing as the critical shortage of such housing threatens to exclude all but the very wealthy from living in Newton. Although the project does not provide a large number of affordable units the acquisition and restoration of the 164-year-old house is important to the Historic Newton Upper Falls area by itself. We note that, in its guidelines, the CPC encourages proposals that qualify for funding under more than one area. In addition, the project is proposed by an experienced group with a track record of successful projects in Newton and has documented community support.

CP funding of \$575,000 would be part of a \$2.3 million project to acquire and renovate the property into 5 units of which 3 would be affordable by the CPC's definition. Additional funding is expected to come from Community Development Block Grants, the Auburndale Cooperative Bank, State HOME Fund, and private equity grants. As before, the CPC should stipulate funding on condition of approvals of funding from all other sources.

Sincerely,

Amelia S. Koch,
League of Women Voters of Newton

To: Community Preservation Committee
From: Kevin Dutt
Ira Krepchin
Representatives of Newton Energy Commission
Date: May 26, 2004
Subject: CAN-DO Proposal – Linden Green Project

As representatives of the Newton Energy Commission, we would like to voice our support for the effort that is being made by CAN-DO in its Linden Green project in Newton Upper Falls. The project and its CPC proposal reflect some important energy conservation efforts that are aligned with the city's initiatives to reduce energy consumption throughout the community. This project should be looked upon favorably from an energy perspective and should be considered an example of the improvements that can be made to historic sites without compromising the preservation of the building or the appearance of the community.

The Linden Green project energy conservation efforts that go above required building code include:

- Defining separate heating zones by floor in the larger units to minimize heating energy consumption
- The use of high performance insulation (Icynene) throughout the existing building, which will greatly improve energy efficiency
- Walking proximity to stores, restaurants, and public transportation to reduce the necessity for driving.
- The use of Energy Star rated appliances where available (stove, dishwasher, refrigerator, etc). Energy Star appliances use less energy than conventional units.
- The use of Energy Star rated heating and cooling equipment.
- Installation of high performance windows where possible. High performance windows let in daylight while reducing heat loss in the winter, and limiting the effect of hot sun in the summer.
- Driveways will use porous materials that provide a stable surface while letting water through to reduce run-off.
- The use of concrete that contains fly ash, which is a recycled material from power plants.

These energy efficiency measures should be considered as major benefits in the project evaluation. The project is an example of what can be done with all housing projects in Newton to help meet energy conservation and planning guidelines that are under development in the city.

This project also demonstrates that energy conservation and historic preservation can co-exist. Although some measures, such as window replacement, may not be feasible in a historic building, many others, such as increased insulation, can be taken without affecting the historic appearance of a structure. In Linden Green, high performance windows are being installed in the new portion of the building, and only sash is being replaced in the historic, existing building.

Finally, multi-unit homes use far less energy per family than single-family homes. Linden Green provides this benefit while maintaining the look and character of the surrounding community.

If you have any further questions, please feel free to contact Kevin Dutt at 617-916-1020 to discuss.

JUN 28 2004

6/23/04

Dear Ms. Goldsant & Mr. Moore

I'm writing in support of the housing proposed by Citizens for Affordable Housing AT Linden And Elliot St. in Newton Upper Falls.

I live in the neighborhood on Circuit Ave. and would welcome the development of affordable housing in our community.

As property values continue to rise it became increasingly more difficult for people with moderate incomes to find housing in Newton.

The project proposed by Citizens for Affordable Housing would maximize the benefit by maintaining the 3 units in the proposal. This is a reasonable development of the property that would preserve an historic building and provide much needed housing.

I would appreciate it if the Planning and Development Department Act favorably on this important project.

Sincerely,
IRA Knotich
62 Circuit Ave.
Newton Ma. 02461

U. F. Concerned Neighbors
240 Elliot St.
Newton, MA 02464

June 27, 2004

Ms. Josephine McNeil
Executive Director
CAN-DO, Inc.
1075 Washington St.
West Newton, MA 02465

Dear Ms. McNeil:

As neighbors, abutters, and concerned citizens of Newton Upper Falls, we were anxious to see your plans for 248 Elliot St. upon learning of your acquisition of the property. The house, obviously in need of restoration for some time, is one of the most unique and interesting properties in the entire village.

Your intention to add three units beyond the "by-right" capability and almost triple the current usable living area is truly troubling to all of us. We are most distressed to have learned through the recent article in the TAB, that CAN-DO has decided not to consider our requests in the development of the property at 248 Elliot St.. As well, we had hoped that you would contact us directly prior to your decision being made public in the community newspaper.

At the recent public meeting at City Hall, we felt that we provided a feasible alternative in suggesting four units in one building. We clearly stated at that we would strongly support a structure of approximately 5,000 S.F. under one roof, with parking for 8 cars, maximum preservation of green space, and reasonable setbacks on all sides.

It is our belief that the Upper Fall Historic Commission would also approve an addition in keeping with the existing house (much like the plans approved for 224 Elliot St.). Can-Do's concern regarding monies invested to date for architectural plans might have been avoided had the neighbors been contacted prior to the presentation to the Historic Commission.

At this early stage of the 248 Elliot St. project, we will insure that our concerns be addressed by both the Community Preservation Committee and the Zoning board of Appeals. As well, since it is your intention to utilize a significant amount of public funding for this project, it necessitates strong consensus among neighbors, abutters and, concerned citizens of Newton Upper Falls

Sincerely,

Upper Falls Concerned Neighbors

Cc: Jason Rosenberg Esq., Rosenberg Freedman & Goldstein
Newton Community Preservation Committee
Catherine Clement, Chairman, Zoning Board of Appeals
Andrew S. Franklin, Vice President, Village Bank