



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

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To Whom It May Concern:

I am writing in support of the renovations to be made to the farmhouse located on Newton's Angino farm. It is a requirement that this home is occupied. Even though there was a previous renovation done, there are some outstanding repairs necessary as components of the home reach the end of their useful lives. We would also like to take this opportunity to make improvements to the HVAC system to update it to the more environmentally friendly standards the City strives for. The projects are detailed as follows:

Project Part 1: There is a moisture problem in the basement, as is common with homes in Newton. We propose the installation of a French Drain and Sump Pump to remove the moisture that occurs. In addition to these components, we propose installing a Whole Heat Pump and Ductless HVAC system. This will help with the humidity, as well as provide energy efficient heating for the home. This system is powered by electricity, which is much more environmentally sustainable than the current gas-powered boiler.

To further aid in the removal of damaging moisture from the home, we propose installation of an All-House Dehumidifier in the basement. This has a much larger capacity than a standard dehumidifier.

Project Part 2: The electrical system was partially upgraded in the 2005 renovation, however there are many areas of the home where the electrical is not up to code, causing a safety hazard. We would like to update the electrical systems in the basement and outside to meet current codes, as many of them are currently non-operational. There are also several locations throughout the house that require GFCI outlets, which will be added in this project.

Project Part 3: The kitchen ceiling is at risk of collapsing. We propose a replacement of ceiling, also bringing the lighting up to code.

Project Part 4: The current water heating is nearing the end of its' useful life. We would like to replace the water heater with an electric pump water heater. While there is a higher installation cost, the replacement water heater is much more sustainable as it does not burn fossil fuels.

All of these projects are necessary to bring the home up to the environmentally sustainable standards the City expects and will extend the life on the home for continuous habitation.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", written in a cursive style.

Josh Morse
Public Building Commissioner