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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: January 6, 2022

PLACE/TIME: Full Remote Zoom Meeting
7:30 p.m.

ATTENDING: Jim Gross, Chair
Ralph Abele, Member
Nancy Grissom, Member
John Martin, Member
Dave Morton, Member
Barbara Wales, Member
David Weinstein, Alternate
Barbara Kurze, Commission Staff

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were R. Abele, N. Grissom, J. Martin, D. Morton, and B. Wales. Alternate D. Weinstein was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

78 Page Road – Certificate of Appropriateness

Andre Ashook and Ian McCarthy presented an application to replace most of the existing one-over-one double-hung windows with Marvin double-hung windows. The windows on the front and sides would be replaced with Marvin Ultimate aluminum-clad new construction windows. The windows on the back, which was not visible from a public way, would be replaced with Marvin Elevate Ultrex fiberglass clad window inserts.

Materials Reviewed:

Assessors database map
Photographs with window program
Product information
Trim detail sketches
MHC Form B

Commission members agreed the project was appropriate. B. Wales and N. Grissom recommended that the owner install two-over-two or two-over-one windows as these were more appropriate to the age of the house.

D. Weinstein moved to grant a Certificate of Appropriateness for the application as submitted with recommendations. D. Morton seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: January 10, 2022

SUBJECT: 78 Page Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on January 6, 2022, the Newtonville Historic District Commission, by roll call vote of 7-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted for 78 Page Road to replace most of the existing one-over-one double-hung windows with one-over-one Marvin double-hung windows. The windows on the front and sides would be replaced with Marvin Ultimate aluminum clad new construction windows. The windows on the back, which is not visible from a public way, would be replaced with Marvin Elevate Ultrex fiberglass clad window inserts. The Commission recommends replacing the one-over-one windows with either two-over-two or two-over-one as those grille patterns are appropriate to the age and style of the house. If the owner chooses to use one of those grille patterns, the windows would be required to be simulated divided lites with interior and exterior grilles attached at the factory, with dark spacer bars, and with 5/8" or 7/8" exterior muntin widths.

Voting in the Affirmative:

Jim Gross, Chair

Ralph Abele, Member

Nancy Grissom, Member

John Martin, Member

David Morton, Member

Barbara Wales, Member

Dave Weinstein, Alternate

Energy & Sustainability in Historic Districts – Presentation and Discussion

Newton's Energy Coach, Liora Silkes, gave a presentation on how the work of the historic districts paired with Newton's climate action goals. She noted that home owners should look to weatherization as a first step. She also presented the modern energy updates that were becoming more popular such as solar installations, electric car charging stations, and heat pumps. Home owners with electric bills also had the option to support the growth of renewable energy in the regional grid, and often save on their electric bills, by signing up for Newton Power Choice and/or community solar. Commission members asked about water management and studies of the carbon footprint of tear downs versus rehabs. Commission members noted that MassSave had a history of recommending inexpensive windows to make buildings more efficient, but the functionality of those windows usually deteriorated fairly quickly.

Administrative Discussion

Solar Panels and Sustainability: Staff presented information on the jurisdiction that local historic districts had over solar installations, and how other local historic districts, in Newton and similar communities, had evaluated solar panel installation applications. Staff also reviewed the Secretary of the Interior's Standards for solar installations and the Newton Historic Preservation Guidelines for Sustainability. The Secretary of the Interior's Standards were recently changed to allow for visible, but non-obtrusive installations. The City of Newton encouraged sustainability and minimizing the impact on historic fabric and appearance.

Commission members discussed how they might review these projects. They agreed that projects would have to be reviewed on a case-by-case basis and that it was important to preserve the character of the properties. J. Martin stated that the roofscape was important and installations should not detract from the architecture. D. Morton said it would be important for owners to quantify how much of their energy needs would be met and what would happen if they had to scale back the installation. That way Commission could weigh the benefit of the project versus the detriment to the architecture. Commission members asked for examples of successful

projects, and projects that were rejected as inappropriate. Commissioners agreed that there should be guidelines so that applicants did not have to jump through hoops. L. Silkes noted that visible solar projects had the benefit of encouraging others to go solar.

Minutes: The November 2021 meeting minutes were approved.

The meeting was adjourned at 8:50 p.m.

Recorded by B. Kurze, Senior Preservation Planner