



City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone (617) 796-1120
Telefax (617) 796-1142
TDD/TTY (617) 796-1089
www.newtonma.gov

Ruthanne Fuller
Mayor

Barney S. Heath
Director

RECORD OF ACTION:

DATE: April 8, 2022

SUBJECT: 61 Prescott Street – Certificate of Appropriateness

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

RESOLVED to grant a Certificate of Appropriateness for the application as presented for 61 Prescott Street with the following requirements: 1) the two panels on the back side of the left front roof face will be eliminated; 2) if the two front roof faces are equal, the same number of panels must be installed on both sides and the panels must be positioned to have a symmetrical front roof installation; 3) revised drawings that accurately depict the panel configurations and locations, an accurate schematic of the front roof, a revised section drawing that shows the proposed height of the panels from the roof, and conduit color and diameter information must be submitted to Staff for final review and approval; and 4) provide addresses where the same panels, mounting systems and conduits were installed so that one of the Commission architects can do a site visit to confirm that the appearance of the proposed installation is appropriate.

Voting in the Affirmative:

Jim Gross, Chair
John Martin, Member

Ralph Abele, Member
David Morton, Member

Nancy Grissom, Member
David Weinstein, Alternate

BKurze

Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: 3-18-22
Date of Hearing: 4-7-22
Date of Decision: 4-7-22

ACTION TAKEN

Accepted: X
Denied:
Reason for action: Appropriate.

TYPE OF CERTIFICATION ISSUED

[X] Appropriateness [] Non-Applicability [] Hardship

BKurze

Chairman or Secretary

4-8-2022
Date

Please check with Inspectional Services Department to see if a building permit will be required and note that final project work requires Historic Preservation staff or Historic District Commission approval (see attached Historic District Final Project Approval Process.)

61 Prescott Street



As the image above clearly shows, the front façade of this house is symmetrical. While we were there, the owner of the house spoke with us. He indicated that, from a ladder, he measured the two roofs from ridge to fascia and that that dimensions on both sides were 4.4 meters. Based on my analysis of the photograph, I would agree with that measurement (within an inch or two).



Left side of roof viewed while standing in front of 67-69 Prescott Street (house to left).



Right side of roof viewed while standing in front of 55 Prescott Street (house to right).

115 Annawan Road



In the image above, the panels look sort of black, sort of blue. In the right light the panels are actually black. But because of the reflective nature of the glass outer surface, the panels pick up colors from the sky and/or the trees in the background. This is more clear in the image below.



We estimated that the top of the panels are about 4” above the roof surface.

There is an angled skirt that runs around the perimeter of the panels. Despite how it appears in these pictures, it’s actually black. Its finish is not high gloss but it’s not matte either. That said, it too picks up some of the colors behind it. And it looks different in direct sunlight than it does in shade.

The image below shows that perimeter skirt in more detail. It also shows, at the top right of the panels, the only conduit we saw on the roof.



The images below shows the service panels for the solar system mounted adjacent to the house’s existing electric service.



The metal conduit that runs below the side door and feeds into the solar system service box from its bottom suggests that the feed from the panel runs through the interior of the house rather than on the outside.

27 Reservoir Drive



The image above (main house roof) and the one below (garage roof) show that these panels are also black. The image above also shows that they can pick up color from the sky. The image below shows that the lines, inherent in the construction of the panels are visible from the street.

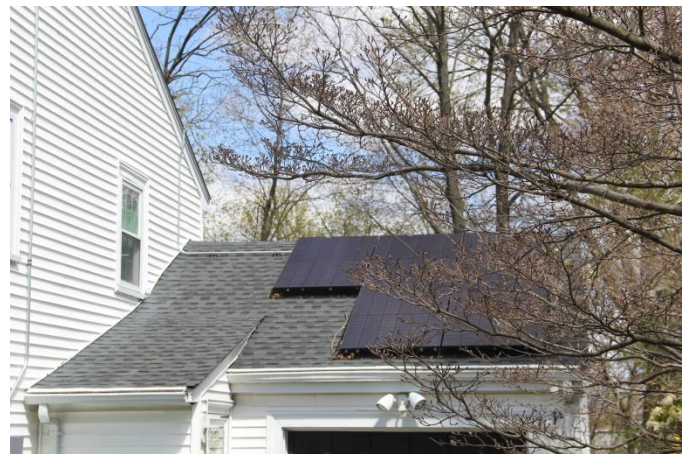


The next image shows another interesting detail of this manufacturer's installation, namely the screen that is attached to fill the gap below the panels and keep leaves from getting underneath them. Clearly it isn't particularly effective at that task. Those leaves were very visible from the street and

were very aesthetically unpleasant. We thought the installation would have been better without the screen.



This installation had a lot of visible conduit. In this case the installer used a galvanized metal conduit (referred to as EMT) rather than gray PVC conduit. While it wasn't particularly big (in terms of its diameter), it was quite visibly obtrusive.



Something we might consider is to require the installer to paint the conduit the color of the material its passing over or in front of (eg: different colors for the roofing, siding & trim).

27 Reservoir Drive continued

We estimated that the panels on this house are slightly higher than those at 115 Annawan Road, perhaps another inch or so.

Below is an image of the service panels for the solar system. I presume that those 2 boxes on the front of the vestibule are batteries.





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Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION:

Replace roof (house and detached garage) and add solar panels to roof of house.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 67 Page Road CITY/ZIP: Newtonville 02460

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: Sari & Walter Gazda PHONE: 978.337.3563 ALT. PHONE: 339.203.1754

MAILING ADDRESS: 67 Page Road Newtonville MA 02460 E-MAIL ADDRESS: wgazda@gmail.com sari.radin@gmail

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Sari Radin Gazda _____ 4/13/22
 (Property Owner Signature) (Date)

X Walter Gazda _____ 4/13/22
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: _____ PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

X _____ (Applicant/Agent Signature) _____ (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS
 AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: _____ PROJECT #: _____

PROJECT ADDRESS: 67 Page Road Newtonville MA 02460

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

- LOCAL HISTORIC DISTRICT LOCAL LANDMARK NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Newtonville

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

- HOUSE FENCE GARAGE NON-RESIDENTIAL BUILDING SHED
 SIGN WALL OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): 1915

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

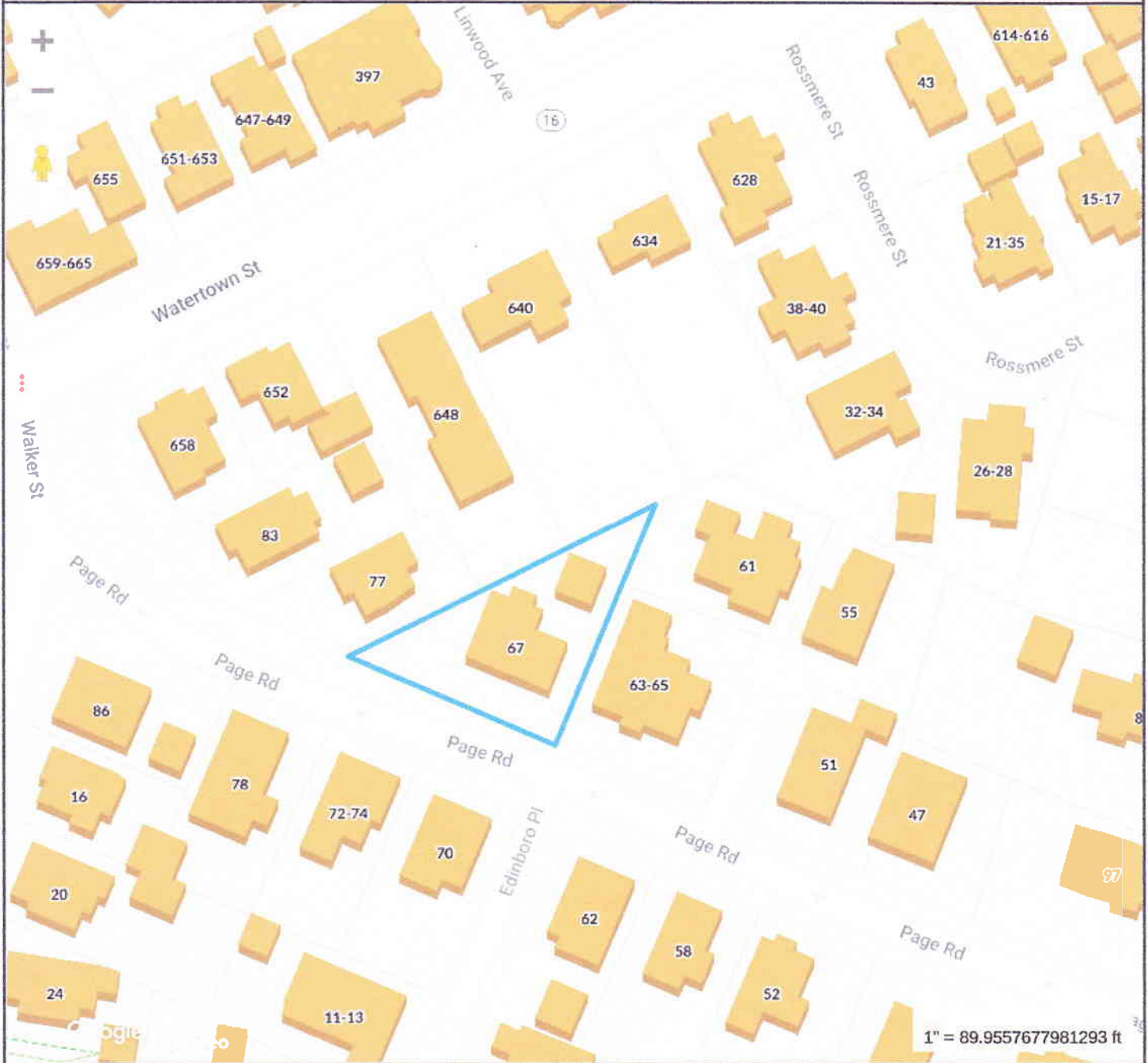
DESCRIBE SCOPE OF WORK:

Replace roof (house and detached garage) and add solar panels (house)

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.

THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.



Property Information

Property ID 21026 0012
Location 67 PAGE RD
Owner GAZDA SARI & WALTER



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/29/2021
Data updated 11/14/2018

**Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.**



Make the Connection.
Power the Future.

Photovoltaic System Installation

8 kW

Sari Gazda

67 Page Rd.

Newtonville, MA 02460



Sunlight Solar Point of Contact:

Matthew Honkonen

419 Lincoln St.

Marlborough, MA, 01752

617-331-7082



Make the Connection.
Power the Future.

Material and System Summary

- Your solar installation is only as good as the materials used and the installers that install them.
- We use only high quality stainless steel hardware and aluminum racking systems.
- We guarantee proper solar panel to inverter design to ensure efficiency and long life of the system.

Material Details

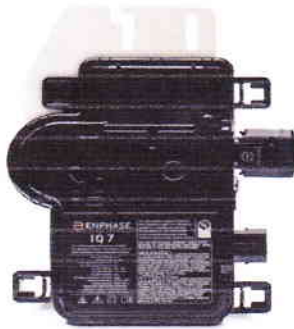
Module Brand: REC Solar Group
 Model: REC365TP4-BLACK
 Quantity: 22
 Total Watts: 8,030
 Inverter(s): Enphase, IQ7+ (includes cell modem \$325)
 Racking: Snap N Rack, Ultra Rail



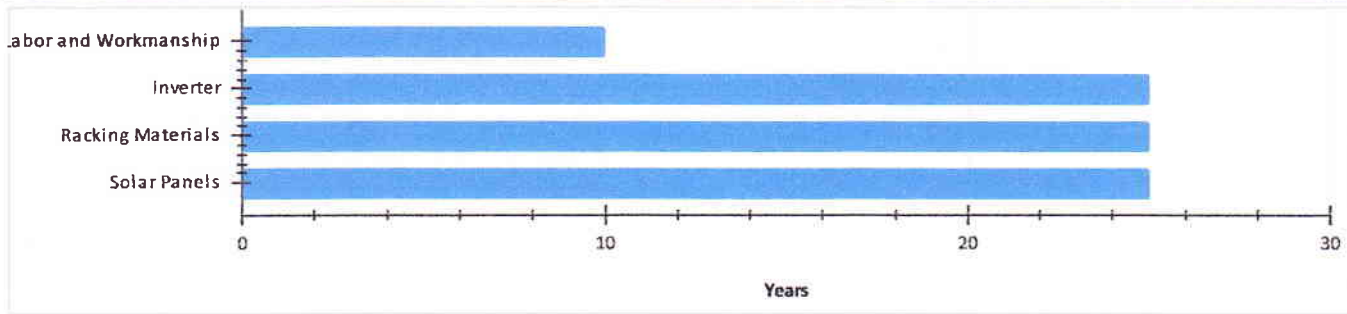
REC

SOLAR'S MOST TRUSTED

ENPHASE



Warranty



Partners



STRONGER TOGETHER.



Green
Newton



MASSACHUSETTS
CLEAN ENERGY
CENTER



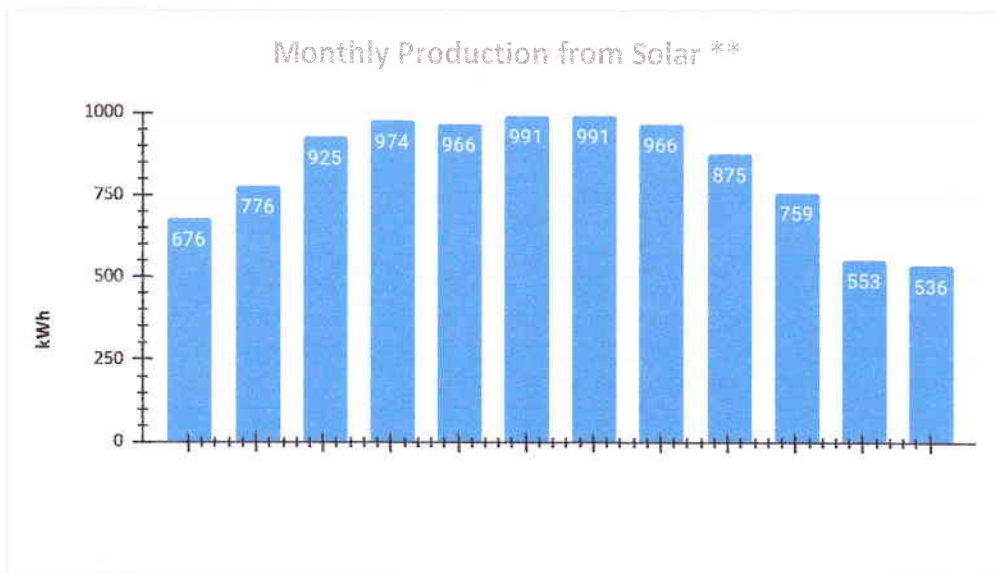
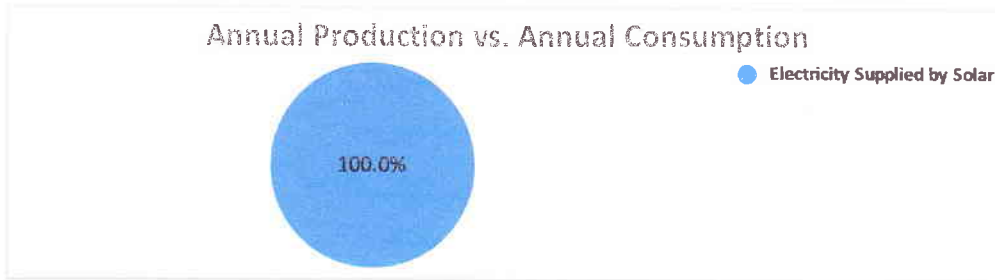
Make the Connection.
Power the Future.

Annual Benefits of Your SolarSystem

In Massachusetts, over two-thirds of the electricity consumed was generated from fossil fuel sources like natural gas. The environmental benefits estimated below are for systems that replace this fossil fuel generation.

Energy Production

Year 1 Energy Production* (kWh): **9,991**



** Monthly estimate by PV Watts (U.S. Department of Energy).

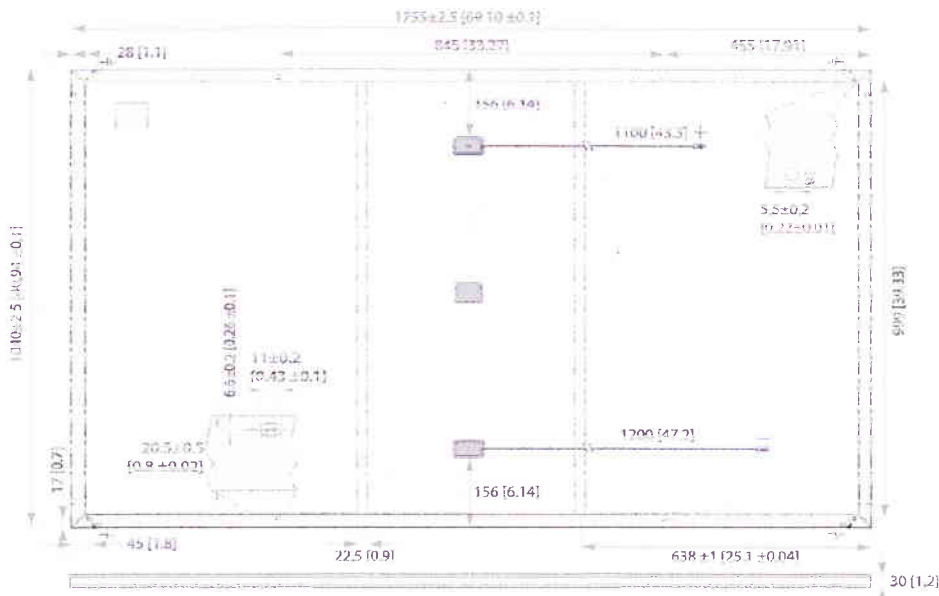
Environmental Contribution

- 11,060** Estimated pounds of CO2 saved (year 1)
- 11.7** Estimated pounds of SO2 saved (year 1)
- 16.2** Estimated pounds of NOX saved (year 1)
- 13,267** Equivalent miles of reduced driving (year 1)
- 0.8** Equivalent acres of trees planted (year 1)



Did you know? Modern PV panels take only about 2 years to generate the amount of energy it took to manufacture them!

REC TWINPEAK 4 BLACK SERIES



Measurements in mm (in)

ELECTRICAL DATA @ STC

	Product code*: RECxxxTP4 Black			
Nominal Power - P_{MAX} (Wp)	355	360	365	370
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	33.5	33.9	34.3	34.7
Nominal Power Current - I_{MPP} (A)	10.60	10.62	10.65	10.69
Open Circuit Voltage - V_{OC} (V)	40.5	40.6	40.8	41.0
Short Circuit Current - I_{SC} (A)	11.19	11.26	11.32	11.38
Panel Efficiency (%)	19.4	19.7	20.0	20.3

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of P_{MAX} , V_{OC} & I_{SC} ±2% within one watt class. *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

ELECTRICAL DATA @ NMOT

	Product code*: RECxxxTP4 Black			
Nominal Power - P_{MAX} (Wp)	269	272	276	280
Nominal Power Voltage - V_{MPP} (V)	31.4	31.7	32.1	32.5
Nominal Power Current - I_{MPP} (A)	8.56	8.58	8.60	8.63
Open Circuit Voltage - V_{OC} (V)	37.9	38.0	38.2	38.4
Short Circuit Current - I_{SC} (A)	9.04	9.10	9.15	9.19

Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730
IEC 62804 PID
IEC 61701 Salt Mist
IEC 62716 Ammonia Resistance
ISO 11925-2 Ignitability (Class E)
IEC 62782 Dynamic Mechanical Load
IEC 61215-2:2016 Hailstone (35mm)
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941



WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	Any	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.5%	0.5%	0.5%
Power in Year 25	86%	86%	86%

See warranty documents for details. Some conditions apply.

GENERAL DATA

Cell type:	120 half-cut mono c-Si p-type cells
	5 strings of 24 cells in series
Glass:	3.2mm solar glass with anti-reflection surface treatment
Backsheet:	Highly resistant polymeric construction (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, IP68 rated in accordance with IEC 61709
Cable:	4 mm ² solar cable, 1.1 m ± 1.2 m in accordance with EN 50610
Connectors:	Standard MC4 PV-KST4/KST4 (4 mm ²) in accordance with IEC 62952 IP66 only when connected
Origin:	Made in Singapore

MECHANICAL DATA

Dimensions:	1755 x 1040 x 30 mm
Area:	1.83 m ²
Weight:	20.0 kg

MAXIMUM RATINGS

Operational temperature:	-40... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (713 kg/m ²)
Maximum test load (rear):	-4000 Pa (407 kg/m ²)
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

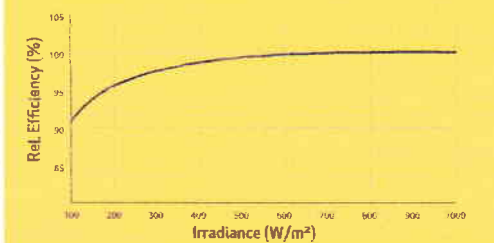
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44.6°C (±2°C)
Temperature coefficient of P_{MAX} :	-0.34%/°C
Temperature coefficient of V_{OC} :	-0.26%/°C
Temperature coefficient of I_{SC} :	0.04%/°C

*The temperature coefficients stated are linear values

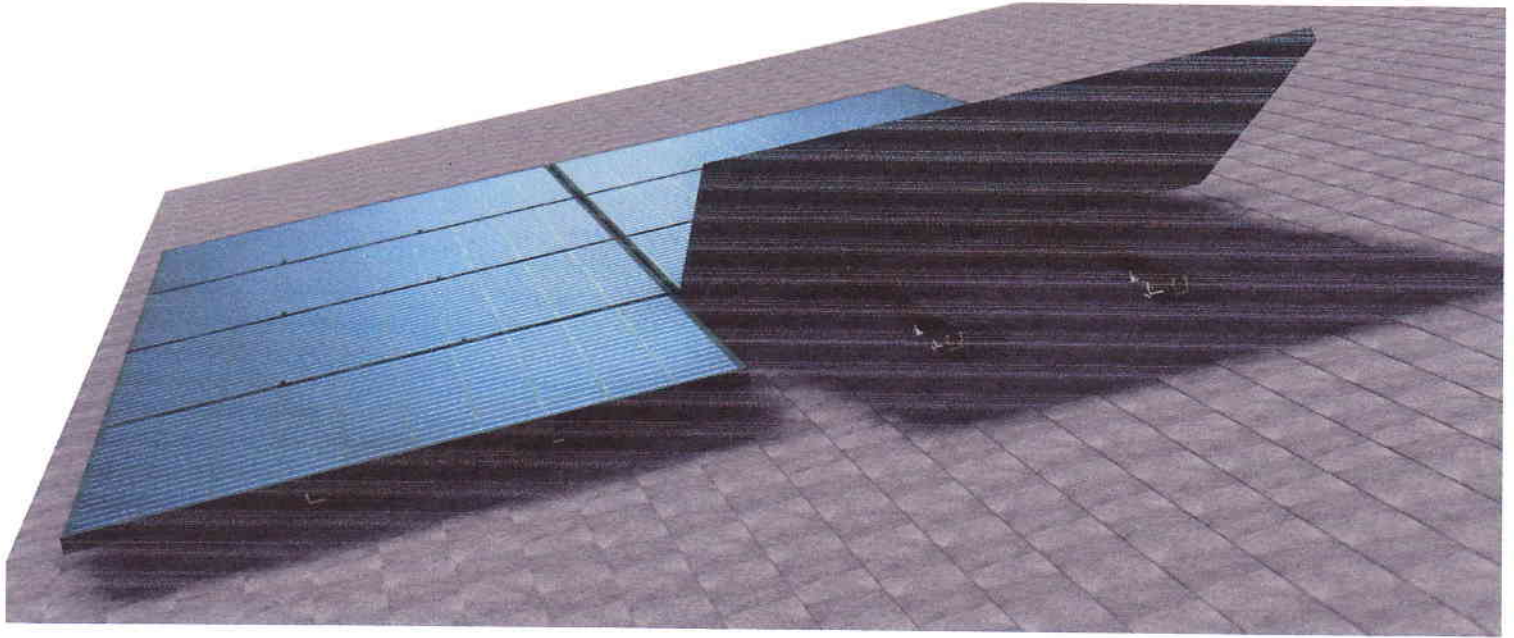
LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Specifications subject to change without notice.

Ref: PM-DS-07-29 Rev-B 07.21



SnapNrack Ultra Rail The Ultimate Value in Rooftop Solar

Ultra Rail is a sleek, lightweight rail solution for mounting solar modules on the roof. The entire system is a snap to install utilizing new Ultra Rail Mounts that include snap-in brackets for attaching rail. Compatibility with all existing module clamps maintains the same intuitive install experience installers know and love.

- Industry-leading aesthetics with Universal End Clamps and snap-in End Caps that make the mounting system invisible underneath the array
- Unparalleled wire management solutions with accessories such as Junction Boxes, Universal Wire Clamps, MLPE Attachment Kits, and Conduit Clamps
- Low profile rail maintains the open channel with room for running wires resulting in a top quality finished install
- The largest span capabilities of any light rail solution

UR-40 Rail

Description	SKU	MSRP	QTY	WT
UR-40 Rail, 168", Silver (Bundle of 144, priced as each)	232-02450	\$51.76	144 EA	655 lbs
UR-40 Rail, 168", Black (Bundle of 144, priced as each)	232-02451	\$60.12	144 EA	655 lbs
UR-40 Rail, 168", Mill (Bundle of 144, priced as each)	232-02449	\$45.25	144 EA	655 lbs
Ultra Rail Splice, Silver	242-01213	\$9.03	20 EA	10 lbs
Ultra Rail Splice, Black	242-01214	\$9.36	20 EA	10 lbs
UR-40 End Cap	232-02452	\$0.70	20 EA	0.24 lbs



UR-40 Rail, Silver



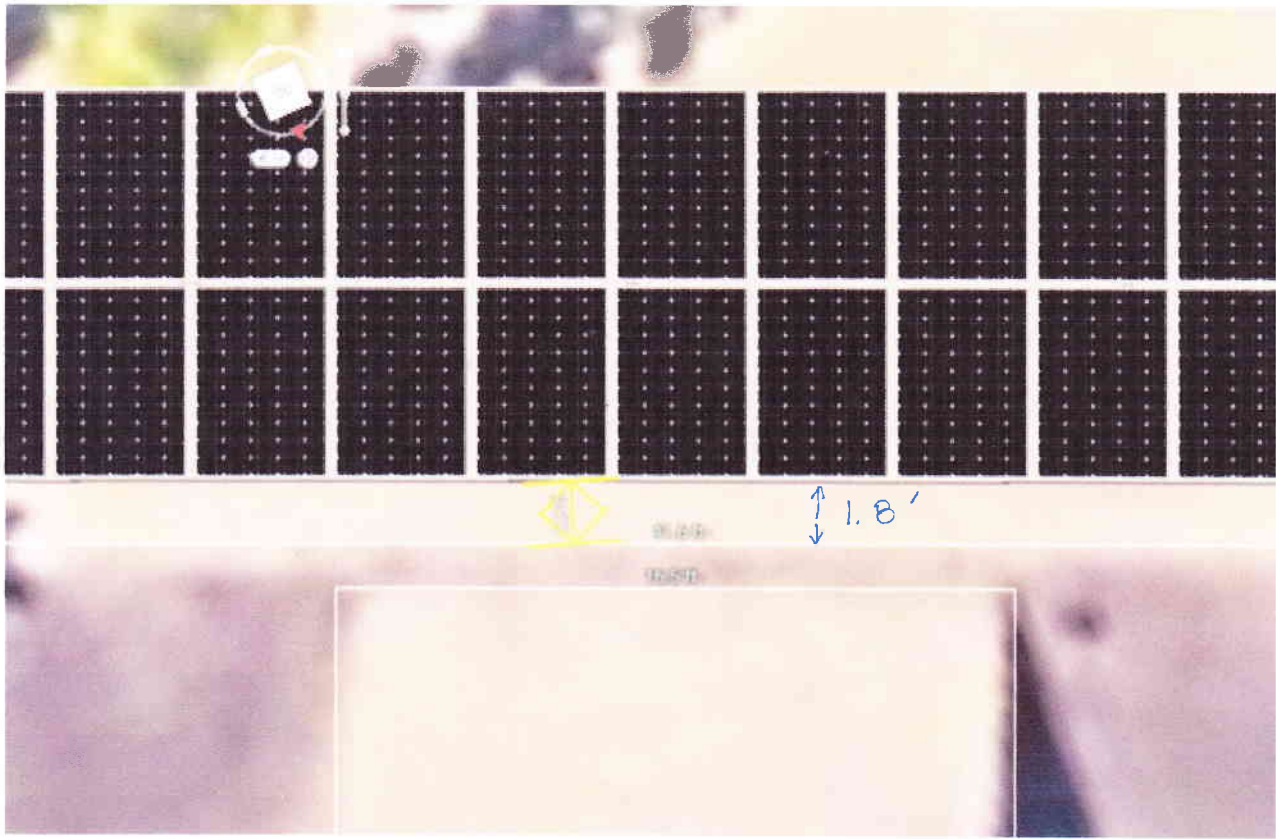
UR-40 Rail, Black

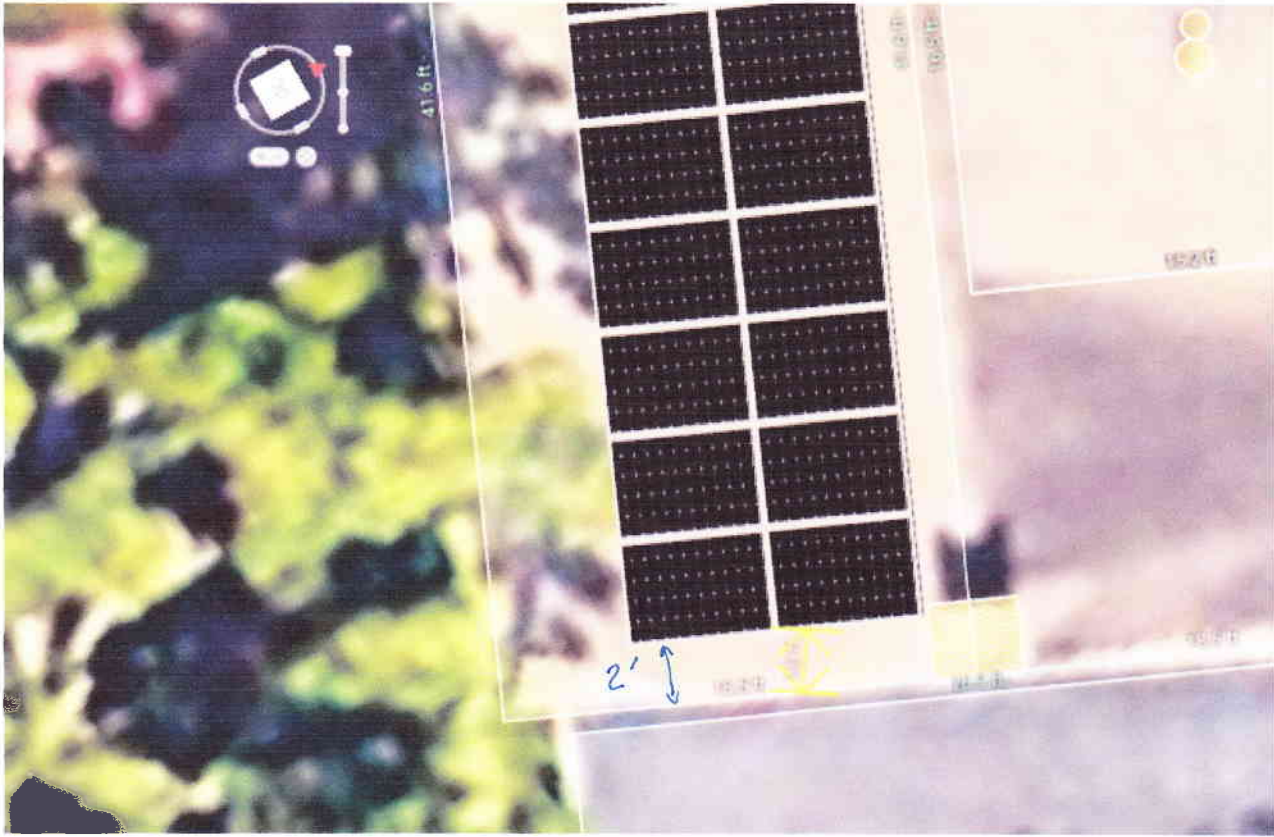


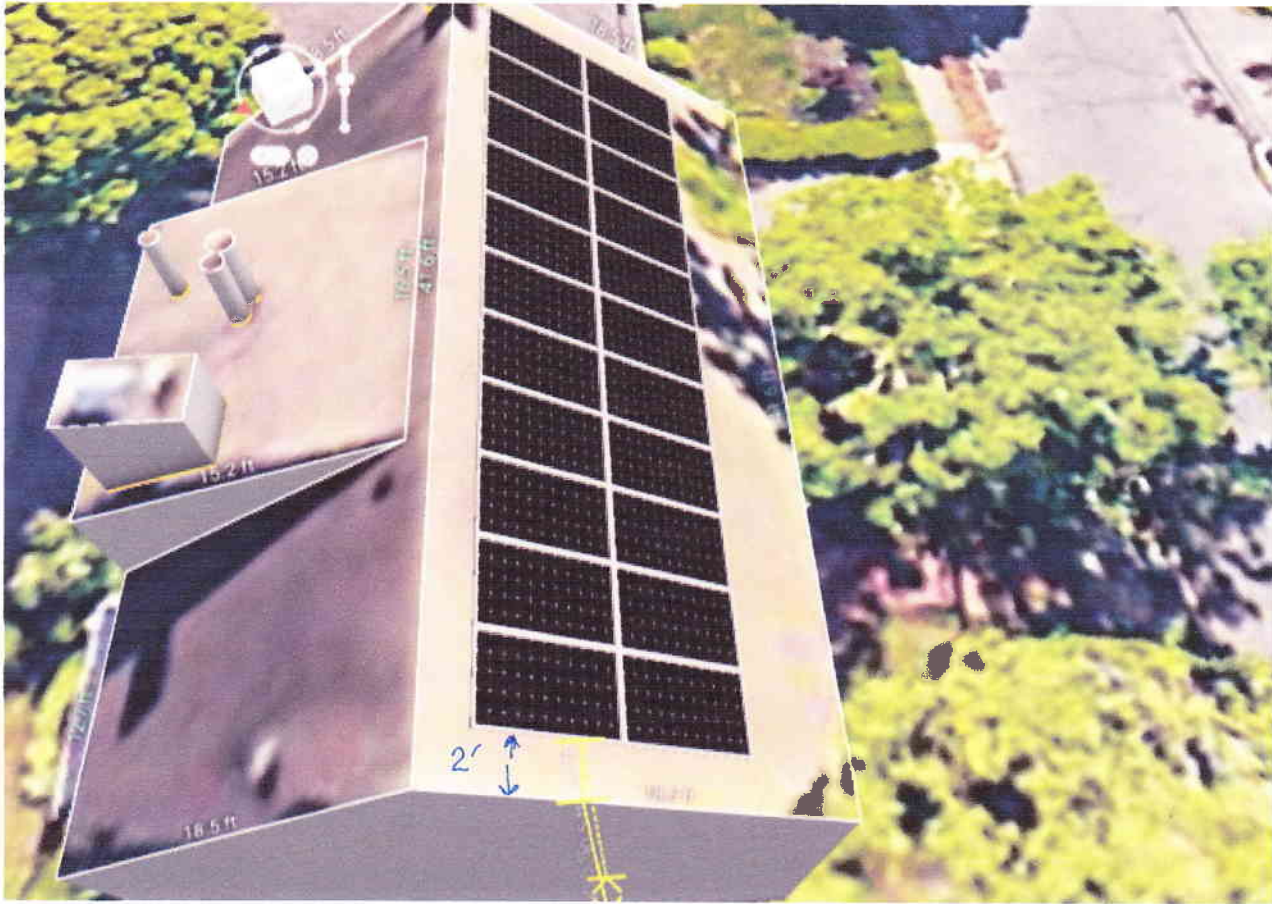
Ultra Rail Splice



UR-40 End Cap







Hennelly & Sons
Roofing and Gutters
Weymouth MA 02190
T: 857-417-6053
PROPOSAL

PROPOSAL SUBMITTED TO 67 Page Rd		TODAY'S DATE 03/22/2022	DATE OF PLANS/PAGE #'S 03/22/2022
PHONE NUMBER	FAX NUMBER	JOB NAME	
ADDRESS, CITY, STATE, ZIP 67 Page Rd Newton		JOB LOCATION	

We propose hereby to furnish material and labor necessary for the completion of:

- Tarp sides of house to protect from debris.
- Strip off existing shingles and underlayment and dispose of everything in our dumpster.
- Check sheathing to ensure none is rotted or damaged. Up to 100 sq ft of replacement included.
- Install new ice and water shield on the first 6' of all edges, eaves, through all valleys, and around any penetrations. Synthetic underlayment will be installed on all other areas.
- Install new drip edge.
- Install new GAF timberline HDZ lifetime architectural shingles.
- Install all new step and counter flashing.
- Replace any vents or pipe boots.
- Install new lead flashing on chimney.
- Install new hip and ridge cap.
- Thoroughly clean grounds and dispose of all debris.
- Price includes all labor, materials, dump fees, insurance, taxes, etc
- ** To do garage roof cost will be an additional \$4,900.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of: _____ dollars (\$ 17,900.00)

Payment as follows: \$8,900.00 deposit \$9,000.00 upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature _____ Note: this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
Signature _____
Date of Acceptance _____

Timberline HDZ® Shingles

The look people love, now with LayerLock™ Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹



Color/Finish: **Charcoal**



[SEE ALL COLORS > \(\)](#)

Showing products available near **02459** [CHANGE > \(\)](#)

★★★★★ 4.8 (15683) [WRITE A REVIEW](#)

[FIND A CONTRACTOR \(/EN-US/ROOFING-CONTRACTORS/RESIDENTIAL/\)](/en-us/roofing-contractors/residential/)

Discover more Timberline HDZ® shingle colors in the Harvest Blend

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AC
DISCONNECT



3/4" EMT wire
conduit

Additional information from the owners

Thanks! With respect to your comments, please see below:

- Section drawing showing how the panels will be mounted with dimension for how far off the roof they will sit
 - Page 7 indicates the panel thickness at 1.2 inches. The rail system sits 1.5 inches off the roof, for a total of 2.7 inches.
- Product specs including photos for the conduits, boxes, and meters and diagrams and elevations showing where they will be installed.
 - Conduits will be internal and the box will be co-located with the existing power meter at the rear of the house. Please see the attached photo, Gazda_Proposed_Equipment 2.
- Photograph of an actual installation using these products
 - Please see attached photo, 27 Reservoir Drive, Chestnut Hill.
- And the company should provide at least one address that has the exact same installation so that commission members can see what it looks like installed. Ideally in Newton, but one of the neighboring towns is also fine.
 - Same as bullet above.

We have previously asked the installer for documentation on the conduit, roof distances and skirt options, and have a conversation scheduled with him tomorrow when he returns from vacation. We have been told the conduit is half-inch grey metal that can be painted, and asked that they try to use an existing chase so it can run inside where it would otherwise be visible from the street. The plans submitted show the panels to be 1.2 inches thick. and we've been told it will sit 1 1/2 inches off the roof, and will need to see that in a spec sheet.



61 Prescott Street



As the image above clearly shows, the front façade of this house is symmetrical. While we were there, the owner of the house spoke with us. He indicated that, from a ladder, he measured the two roofs from ridge to fascia and that that dimensions on both sides were 4.4 meters. Based on my analysis of the photograph, I would agree with that measurement (within an inch or two).



Left side of roof viewed while standing in front of 67-69 Prescott Street (house to left).



Right side of roof viewed while standing in front of 55 Prescott Street (house to right).

115 Annawan Road



In the image above, the panels look sort of black, sort of blue. In the right light the panels are actually black. But because of the reflective nature of the glass outer surface, the panels pick up colors from the sky and/or the trees in the background. This is more clear in the image below.



We estimated that the top of the panels are about 4” above the roof surface.

There is an angled skirt that runs around the perimeter of the panels. Despite how it appears in these pictures, it’s actually black. Its finish is not high gloss but it’s not matte either. That said, it too picks up some of the colors behind it. And it looks different in direct sunlight than it does in shade.

The image below shows that perimeter skirt in more detail. It also shows, at the top right of the panels, the only conduit we saw on the roof.



The images below shows the service panels for the solar system mounted adjacent to the house’s existing electric service.



The metal conduit that runs below the side door and feeds into the solar system service box from its bottom suggests that the feed from the panel runs through the interior of the house rather than on the outside.

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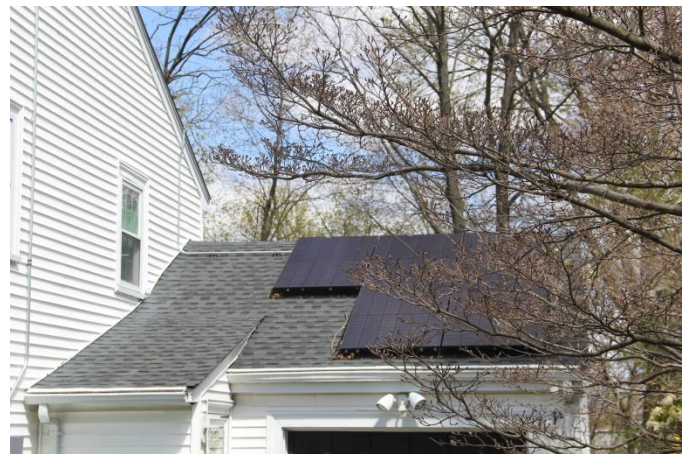


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27 Reservoir Drive continued

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Below is an image of the service panels for the solar system. I presume that those 2 boxes on the front of the vestibule are batteries.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.6350
Historic Name:	Brine, Edward D. House
Common Name:	
Address:	67 Page Rd
City/Town:	Newton
Village/Neighborhood:	Newtonville;
Local No:	21026-0012;
Year Constructed:	1917
Architectural Style(s):	Colonial Revival;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	Local Historic District (09/03/2002);
Building Materials:	Roof: Asphalt Shingle; Wall: Aluminum Siding; Wood; Foundation: Poured Concrete;
Demolished	No



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, April 28, 2022 at 3:30 PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

21026 0012 Boston South EI 6350

Town Newton

Place (neighborhood or village) Newtonville

Address 67 Page Road

Historic Name Brine, Mr. Edward D. and Mrs. Elizabeth House

Uses: Present Residential
 Original Residential

Date of Construction 1917

Source Newton atlas of 1917 and directory of 1917

Style/Form Dutch Colonial

Architect/Builder Unknown

Exterior Material:

Foundation Cement

Wall/Trim Aluminum siding

Roof Asphalt

Outbuildings/Secondary Structures

One 2-car garage

Major Alterations (with dates)

None known

Condition Fair

Moved no yes Date

Acreage Less than one acre

Setting

Setback is approximately 12 feet from Page Road; there are two trees on the edges of the lot, and a low hedge along the front of the lot



Sketch Map



Recorded by Sarah Griffith
 Organization Boston University Preservation Studies
 Date (month / year) December 2001

RECEIVED

JUN 14 2002

MASS. HIST. COMM

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

BUILDING FORM



ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This two-and-a-half story, center hall plan, Dutch Colonial house was built in 1917. The upper 1½ stories are incorporated under the large gambrel roof. A center entrance is flanked by doorlights and features a porch with a projecting pediment supported by two ^{Tuscan} Ionic columns. This house is currently aluminum sided. Existing windows, regularly spaced on the front façade and irregular in the gambrel ends, are 6 over 2 sash. A second entrance is located on the east elevation; this features a flat-roofed porch with Ionic columns on a poured concrete foundation. The single end chimney is on the east elevation.

This house is situated on a triangular lot. A driveway to the east of the house leads to a two-car garage.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house's first occupants were Mr. Edward D. Brine and his wife, Elizabeth. Newton city directories reveal that this couple lived in this house from 1917 to 1927. Mr. Brine was in knit goods, first at 37 Kingston Street in Boston and later, in Cambridge. Mr. & Mrs. Brine lived alone.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Atlases: 1917 (Eliz. G. Brine)
1929 (Delia L. MeEnaney)

Newton City Directories: 1917, 1919-1920; 1921; 1923; 1925; 1927; 1931

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community Property Address
NEWTONVILLE 67 PAGE ROAD

NWT. 6350

Area(s) Form No.

57	6350
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Sarah Griffith

The criteria that are checked in the above sections must be justified here.

This property is eligible under criteria A and C. This house is significant for its role in a neighborhood developed in the late 19th Century and early 20th Century primarily as a result of increased transportation routes. The streetcar facilitated travel in and out of the city, and Newtonville developed as a commuter suburb of Boston. Development in this neighborhood included land speculation and land subdivision.

Because this house was built later than others in the neighborhood and is of different architectural design, it is recommended for eligibility only as part of a local historic district.

**Rules and Regulations of the
Newtonville Historic District Commission**

Meetings

1. There shall be one regular meeting per month held at the Commission's discretion on the first Thursday of each month commencing at 7:30 P.M. Meetings which fall on holidays will be rescheduled as needed. Additional meetings shall be held at the call of the Chairman or at the request of two permanent members.
2. Notice of all meetings shall be duly posted with the City Clerk in compliance with the Open Meeting Law (MGL Chapter 39, Section 23A, et. seq.). Whenever possible, notices will be posted at least seven days before the meeting. Notice shall include the date, time, and location of the public meeting. Notices and agendas shall be routinely mailed to Commission members and others who have requested notification.
3. A quorum of four voting members, which may include alternate members, is necessary to hold a meeting.
4. At the beginning of each meeting, the voting members shall be named by the Chairman. In the absence of one or more permanent members, alternate members shall be appointed by the Chairman to vote at the meeting. To the extent possible, the appointed alternate members will represent the same positions as the absent permanent members. Alternate members who are present and who are not appointed to vote in place of an absent permanent member shall be entitled to otherwise participate in all meetings and hearings.
5. All meetings shall be recorded and minutes and records of votes shall be filed with the City Clerk.
6. There shall be one organizational meeting per year on the first Thursday in January at which a Chairman, Vice-Chairman, and Secretary shall be elected from the permanent members. The City Clerk shall be notified of the elections.

Chairman

1. The Chair shall conduct monthly meetings and properly noticed hearings in accordance with the Open Meeting Law (MGL Chapter 39, Section 23A, et. seq.). In the absence of the Chairman, the Vice-Chairman or an Acting Chairman elected by a quorum of those members present (and alternates if a quorum of members is not present) shall preside.

Secretary

1. The Secretary shall take minutes at all regular meetings and hearings. The assistance of a tape recorder is required.
2. The Secretary shall publish minutes including decisions made by the Commission and shall distribute copies of the minutes to all permanent and alternate members as well as the City Clerk and other officials requesting minutes.

Certificates

1. Certificates of Appropriateness, Certificates of Non Applicability, and Certificates of Hardship are issued by the District Commission following the approval of an application.
2. Each certificate shall be dated and signed by the Commission Chairman, Secretary, Staff of the Commission, or by another person specifically authorized by the Commission to do so.
3. Each certificate shall be sent to the applicant and a copy shall be filed with the Commissioner of Inspectional Services, the City Clerk, and the Director of Planning and Development.
4. Each certificate is valid for a period of one year. An applicant may apply at any time to extend an existing certificate to allow additional time for starting or completing a project.
5. An applicant wishing to make design changes after a certificate has been issued must file a new application for the changes.
6. If an application for a certificate has been disapproved, the Commission shall record the reasons for such determination and shall send a notice of these reasons to the applicant, the Commissioner of Inspectional Services, City Clerk, and Director of Planning and Development. See Section (f) (5) and (10) of City Ordinance governing local historic districts.
7. No application for a Certificate of Appropriateness, Non Applicability, or Hardship under Newton Rev. Ord. 1995, Section 22-40 or 22-42, as amended, which has been unfavorably and finally acted upon by the District Commission shall be acted favorably upon within one (1) year after the date of final unfavorable action unless the said District Commission finds, by a vote of two-thirds (2/3) of those members present, specific and material changes in the condition upon which the previous unfavorable action was based, and the Commission accordingly describes such changes in the written record of its proceedings, but only after due notice is given to parties in interest of the time and place of the proceedings when the question of the existence of such specific and material changes will be considered.

**Hearings and Rulings on Applications for
Certificates of Appropriateness and Hardship**

1. Notice of a hearing on an application for a Certificate of Appropriateness and a Certificate of Hardship shall be posted at least fourteen days prior to the meeting and shall include the date, time, location, and address of the property for which the hearing shall be held. Notice of a hearing shall be filed with the City Clerk who posts all City meetings. Notice of a hearing shall be sent to the applicant, to all abutters, and to any other City officials and persons who have requested routine notification.
2. In reviewing each application, the Commission shall consider the historic and architectural value and significance of the site, building, or structure involved. Also to be considered is the general design, arrangement, texture, and material of the features involved and the relation of such features to similar features of buildings and structures in the district.
3. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size, shape, and design of the building or structure, both in relation to the land area upon which it is situated and to buildings and structures in the district.
4. Members of the Commission shall abstain from discussion and voting on an application when there is a conflict of interest. If the member is (a) the applicant, (b) a relative, close friend or business associate of the applicant, (c) an abutter to the applicant, or (d) one with a financial interest in the application, the member will remove himself/herself from the process.
5. The Commission will make every effort to suggest ways in which an application can be amended so that an approval can be assured. Discussion among members and the applicant shall focus on arriving at a solution satisfying all concerned. Time permitting, the Commission will make itself available after each of its meetings for informal review with interested persons who may be considering alterations or other action which might require issuance of a certificate by the Commission.
6. At the end of the discussion and within forty-five days of the filing of a completed application, unless the applicant and the Commission agree to a longer time, the Commission shall vote on an application.
7. A majority vote (at least four votes in favor of the action) is required for any decision of the Commission.
8. Each member's vote shall be recorded in the minutes.

Applications for Certificate of Non Applicability

1. Applications for Certificates of Non Applicability shall include a statement of reasons why the proposed alteration is not subject to review by the Commission together with

evidence such as photographs, plans, or title documents that may be necessary to support the application.

2. The Commission may consider and vote upon an application for a Certificate of Non Applicability at any regular or special meeting.
3. The Chairman, Vice-Chairman, Secretary or Staff of the Commission may, without vote of the Commission, issue a Certificate of Non Applicability with respect to alterations falling within the exclusions set forth in subsection (h) (1) of Section 22-40 of the Newton City Ordinances.

Approved with Revisions 3/10/03
Updated 3/11/03

DESIGN REVIEW GUIDELINES

FOR

NEWTONVILLE HISTORIC DISTRICT

PURPOSE

The purpose of the design review guidelines is to inform design decisions regarding renovation or construction of properties in the Newtonville Historic District. It is a resource for the community and will serve to guide the commission's policies.

INTRODUCTION

Newtonville has been recognized as an architecturally important and intact historic neighborhood displaying examples of many 19th and early 20th century residential architectural styles. In 2002 the Newton Board of Aldermen approved the formation of the Newtonville Historic District in accordance with the General Laws of Massachusetts and Newton City Ordinances. By formally recognizing the district, the city clearly acknowledges the historical significance and architectural integrity of the area contained within the boundaries of the Newtonville Historic District. Newtonville Historic District has an intact historic fabric with a variety of styles representative of its primary period of growth and development as a streetcar suburb of Boston. The study which formed the basis of the historic designation describes the cohesive nature of the neighborhood that results from the overall massing, scale, lot size, set backs and craftsmanship of its structures.

The Newtonville Historic District consists almost entirely of residential structures, most dating from the late nineteenth and early twentieth centuries. The dwellings are characteristically large massive houses, which were originally built as single-family homes on moderate sized lots.

Demolition of any structure within the District is strongly discouraged and will only be considered when all other possible options for reusing a structure have been exhausted. Further, it is the responsibility of the applicant to establish that the structure to be demolished has no architectural or historical character relating to the development of the Newtonville Historic District. Instead, the Commission encourages applicants to consider creative solutions or modifications, which will achieve the same goal while preserving the original character of the structure.

Characteristics which are encouraged and which contribute to the uniqueness of the District include:

- designs that are residential in scale and have domestic scale elements such as porches, balconies, terraces, bay windows, dormers, etc.
- emphasis on craftsmanship for overall design as well as detail;
- use of natural materials which are consistent with historic materials within the district;
- variety of New England architectural styles;
- formal attitude of building styles and settings.

The Newtonville local historic district is administered by the Newtonville Local Historic District Commission, an administrative body, made up of Newton citizens who volunteer their time and are appointed by the Mayor, subject to approval by the Board of Aldermen. The Commission includes homeowners in the district, realtors, lawyers, architects and members of the citywide Newton Historical Commission. The Newtonville Historic District Commission reviews and advises on all proposals for change that fall under its jurisdiction, as mandated by city ordinance, including alterations, demolition, and new construction that are visible from a public street, way, park, or body of water. The Commission also serves as a resource for property owners in the district and can assist in locating information and publications about appropriate design and use of materials.

In reviewing the applications that come before it, the Commission usually reaches one of three possible determinations. (See City Ordinance Sec. 22-40 as well as relevant Massachusetts General Law for the specific intentions and rules governing all three of these certificates.)

Certificate of Appropriateness: It can issue a Certificate of Appropriateness if it determines the change proposed by an applicant is appropriate for or compatible with the preservation or protection of the historic qualities of the district.

Certificate of Non-Applicability: It can issue a Certificate of Non-Applicability if it determines the application does not involve any exterior architectural feature or a change that is subject to review by the Commission.

Certificate of Hardship: It can issue a Certificate of Hardship if it determines that because of conditions specific to the building or structure involved, and not to the district as a whole, failure to approve the application would involve a substantial hardship, financial or otherwise, to the applicant and that approval would not cause substantial detriment to the public welfare or substantial derogation of the purpose and intent of the ordinance governing historic districts. These conditions occur infrequently and Certificates of Hardships are rarely issued. Applicants asserting a substantial financial hardship will be asked to provide documentation establishing the financial hardship.

WHAT IS REVIEWED

The purpose of establishing the Newtonville Local Historic District is to preserve and enhance the historic integrity of the district, including its streetscapes and overall community character by ensuring elements of appropriate bulk, material, and detail. To ensure that the new elements and the removal or modification of existing elements have a positive effect on the historic character of the District, proposals will be reviewed for compatibility with existing architecture and streetscapes in terms of land coverage, massing (bulk), proportions, and materials. The compatibility will be assessed with the goals of historic preservation in mind, taking into account general principles as well as specific elements of design. It is not the intent to dictate style or taste by the review process.

The Commission strongly discourages demolition of any structure.

In the case of new construction or additions to existing buildings or structures, the Newtonville Historic District Commission will consider the appropriateness of the size and shape of the building or structure in relation to the existing property, the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity, and the Commission may, in appropriate cases, impose dimensional and set-back requirements in addition to those required by applicable zoning ordinances.

It is the Commission's responsibility to determine whether a property is visible from a public street, way, park, and/or body of water and to proceed with the review when appropriate. Those properties, which are only viewed from a distance, will be considered for those aspects which are perceptible.

CRITERIA FOR REVIEW

In its mission to preserve the architectural and historical integrity of the district, the Newtonville Historic District Commission will review each proposal in terms of general principles of design and in terms of specific elements of design.

The general principles of design refer to the site, streetscape, and community. The specific elements of design refer to the individual properties or elements of the site design.

General Principles of Design

- **Character** - Is the proposal appropriate to the existing community character, which is illustrated by the variety of architectural styles with attention to historic detail and craftsmanship?
- **Harmony** - Does the proposal have a consistency and unity of form and detail?
- **Site Context** - How successful is the relationship between a proposal and its surroundings relative to setbacks, heights, and the harmony and character of streetscape and/or existing structure(s)?

- **Landscaping** - Do grade changes, garden structures, driveways, and fencing, which can articulate a site and create physical edges, maintain the character of the existing property and its relevant historical features?
- **Spatial Relationship** - Does the proposal address the issue of varying sizes of front, side and rear spaces in relation to site and adjacent properties?

Specific Elements of Design

- **Scale** - Does the proposal demonstrate a balanced relationship in the parts of the design and a domestic scale consistent with the existing structure, and other structures in the district? Note that the Newtonville Historic District Commission generally discourages additions to existing structures that increase the total built square footage by 50% or more. In almost all cases, additions should be clearly subordinate to the existing structure.
- **Height** - Is there a relationship of height with the existing property and its adjacent properties, which tends to be consistent within streetscapes of the particular area?
- **Massing/Bulk** - Is there an overall relationship of the building size and scale relative to the existing lot and to surrounding properties? Changes should not cause a dramatic difference in the streetscape. In appropriate cases, the Commission may impose dimensional and set-back requirements in addition to those required by zoning to prevent developments, which are incongruous to the historic aspects of the District or the architectural characteristics of the surrounding properties.
- **Setback** - Does the relationship to the existing site and to streetscape maintain balance and harmony within the streetscape?
- **Roof** - Are the shapes and angles consistent with the existing and surrounding roof shapes and pitches to maintain balance and setbacks and visual lines? How will the gutter be attached? Have the gutters and downspouts been integrated into the design so that drainage concerns are addressed using consistent materials, which do not detract from the architectural integrity of the structure?
- **Fenestration** - Do the patterns and rhythms of windows and doors maintain a balance, which can be symmetrical or asymmetrical, with the existing structure and convey a sense of function? Existing historical elements should be repaired/replaced in kind whenever possible.
- **Materials** - Is the exterior cladding, roof, window, door, and architectural trim compatible with materials used in the existing structure and the community, which are predominantly of natural materials? Whenever possible, materials that are historically appropriate to the existing architectural features are preferred and should be used. The Commission is willing to review alternative materials that are consistent with the design, appearance, and visual character of existing materials but will be guided in its decision by its mandate to ensure historic preservation.
- **Surface treatments** - Is there an overall harmony of texture, detail, and depth?

The criteria are specific to certain design principles without dictating the specific styles of proposals. Contemporary design is appropriate in historic districts when it is reflective of these guidelines for size, scale and massing. Applicants should refer to the Secretary of the Interior's Standards for the Treatment of Historic Properties for further information on appropriate techniques and materials. A copy of this document is available on the National Park Services website at www.cr.nps.gov/hps/tps/secstan1.htm.

WHAT TO SUBMIT

The applicant should provide information that enables the Commission to see how the proposal meets the standards of the district. A clear indication of design, dimensions, scale, and the proposed materials to be used are essential. Small replacement and repair projects do not require formal or detailed architectural drawings. In general, the materials required vary according to the type, size, and scale of the project and applicants should discuss the project with the Preservation Planner or Commission staff if they have any questions or concerns. Standard items may include the following according to the scope and complexity of the proposal:

1. Photographs of the existing building and site conditions as well as any areas of potential change
2. Site plan showing adjacent properties at a scale which is appropriate to the site (1"=20'-0" min.)**
3. Building elevations (1/4"=1')**
4. Building materials literature and/or physical samples
5. Historical information (photos, maps, architectural plans, etc.)

** Note: Replacement and/or repair projects may not require this level of documentation. Please contact the Preservation Planner for further information.

It is important to convey the size, height and massing of a proposed building or addition and how the new construction will relate to the land and adjacent topography and structures. In addition to the items listed above, applications for new construction or substantial alteration should include:

6. Additional photographs – showing at least 4 views from cardinal points looking towards the site, which show the subject's relationship to relevant adjacent streetscapes and structures.
7. Site sections and topographic information.
8. Drawings/plans of proposed building construction - one bound set and one unbound set at a scale of 1/4" = 1'. Architectural details must be included and labeled on the plans (both dimensionally and specifying materials), which are presented for review and approval, as well as on the construction documents submitted for the building permit. Required details include, but are not limited to, the following:
 - Chimney caps
 - Roof pitch

- Eave detail
- Rake detail (dimensions and material)
- Vents (location, size, material)
- Gutters (location, design, and material)
- Rain leaders
- Roof materials
- Siding (material, detail, exposure to the weather)
- Fenestration
- Doors (style, frame, and material. Any change in existing wood doors generally requires the use of wood doors)
- Windows (manufacturer, style, muntin profile, number of lights if divided lights, head, casing, sill. The Commission strongly encourages the use of wooden sash true or simulated divided lights with full profile muntins)*
- Frames (full detail and section, materials)
- Watertable
- Cornerboards
- Foundation
- Utility meters and boxes (location and size)
- Porches (posts, railings, balustrade, roofing materials, steps, and any arch detailing such as molding, brackets, etc.)*

Note: Plans stating “to match existing” will only be accepted in cases where the existing material to be matched will remain in place elsewhere in the building.

* Specific architectural details, particularly those involved in door and window frames, trim detail, entrances, porches, etc, should be drawn separately at a scale of 1/2" = 1'.

It is important that the same set of Commission signed and approved plans are used for construction. Any deviations from the approved plans must be approved by the Commission prior to construction.

Applicants who are considering new construction, additions, or substantial renovations are encouraged to meet with the Commission for an informal review before completing their plans or submitting a formal application. The purpose of this meeting is to evaluate any potential issues with the project and to determine additional materials or information that might be helpful for the formal discussion. The applicant should note, however, that an informal review is advisory only and that opinions expressed during this discussion do not necessarily reflect the views of other members or constitute an approval of the project. The Commission is typically available for informal reviews at the end of their regularly scheduled monthly meeting but applicants should contact the Commission’s staff person listed below to ensure availability.

Projects that have been insufficiently prepared or inadequately documented will only be dealt with informally.

Requests for Demolition

Demolition requests or partial demolition requests are inherently a risk to historic preservation and are rarely granted within the Historic District. Demolition can and will be prohibited unless

strong proof is shown that the resource is either historically not significant or is verifiably beyond rehabilitation. Verification that the building is beyond rehabilitation may, at the Commission's discretion, include an internal and external inspection of the structure by Commission members and/or a certified structural engineer.

Requests for demolition that rest upon arguments including, but not limited to:

- the poor condition of the structure due to deferred maintenance;
- promises of faithful reproduction;
- a desire for alternate uses incompatible with the original structure; or
- unverified structural reports claiming that the structure is unsound

will not be accepted per se as grounds for demolition, particularly for resources that are noted in the District's Study Report for their historic or architectural value.

These guidelines having been stated, the greatest threats to significant resources within the District are deferred maintenance, neglect, and slow deterioration. Such deterioration is typically beyond the ability of the Commission to arrest and can result in the destruction of a resource more slowly but just as surely as deliberate demolition. The Commission is willing to work imaginatively with applicants that are intent upon the overall restoration of a property, even if this restoration entails some changes to the original resource, provided that the overall result is aligned with the preservation aims of the District.

WHAT IS NOT REVIEWED

Among the changes the Newtonville Historic District Commission does not review are the following (see the City Ordinance for a complete list):

- Any interior changes which do not impact exterior features of the building
- Paint Colors
- Terraces, walks, and sidewalks so long as such a structure is substantially at grade level
- Storm doors, storm windows, screens, lightning protection, window boxes, window air conditioning and lighting fixtures, except for free standing lighting fixtures
- Color of roof materials
- Temporary structures and signs erected for a period of 90 days or less
- Residential Identification signs which are not more than one foot square in area; provided that a second set of residential building numbers is affixed or inscribed on buildings in order to comply with Section 26-7 of the City ordinance
- Most antennae (see the city ordinance for specifics)
- Routine maintenance and repair of any exterior feature that does not involve demolition, a change in materials, design and outward appearance

That said, it is not always easy for homeowners to determine what falls under “routine or ordinary maintenance.” Cleaning gutters, for examples, does not require review but replacing wooden gutters with gutters made out of another material or of a different size does require review.

Property owners in the Newtonville Historic Districts must secure a Certificate of Non-Applicability from the City’s Preservation Planners for any project beyond a repair or simple maintenance with no change in materials. Indeed, the best way of determining whether a project falls under “routine or ordinary maintenance,” is to ask the City’s preservation planners. They can be reached at 617-796-1120. If your project does not require review, you will be issued a Certificate of Non-Applicability.

ADDITIONAL INFORMATION

For additional information about procedures and appropriate documentation, please contact the preservation planner at 617-796-1120. Applicants are encouraged to contact the preservation planner well in advance of filing an application.