

Minutes
Historic District Commission
Wednesday, September 22, 2010
7:00p.m.
Lower Hearing Room
Adopted October 27, 2010

Members Present: Steiner, Sternberg, Childs, Hecker, Famiglietti

Staff Present: Collins

Public Present: See Attached Sign –In Form

1. Public Hearing Continued– 265 Mount Auburn HDO-10-10 – Certificate of Appropriateness for the installation of bluestone stairs and wood railings. Owner: Jean Bedrosian/Applicant: Peter Bedrosian

Peter Bedrosian presented his plans to install bluestone treads and field stone risers. The risers would be installed dry. He proposed replacing the railings with painted wood ones.

Steiner inquired if he was removing the cheek walls. Bedrosian responded that the cheek walls and stairs would be removed so as to lay the bluestone treads and risers over them and to extend to the present day limit of the exterior cheek walls.

Sternberg inquired where and how would he attach the railings. Bedrosian responded that they would be attached to a newel post at the bottom of the first tread. He was not sure how it would be attached. Hecker suggested that it be affixed to an implanted steel rod.

Bedrosian reported that the bottoms of the columns were rotted and that the bottom sections would be removed and replaced. Hecker suggested repairing with epoxy.

Childs inquired what the 70" dimension tread width reflected. Bedrosian responded that it was the width of the landing.

Bedrosian reported that he was going to match the stucco to the side of the stairs. Hecker said it is tough to preserve the exterior side of the cheek wall and to match the existing stucco. He suggested that the bluestone needed to overhang to achieve a nice transition with the stucco beneath.

Steiner questioned the mix of materials – bluestone, stucco and field stone risers. Sternberg suggested that it all be one material since the original material was all concrete. Bedrosian informed that the selection of materials was suggested by the contractor.

Hecker was concerned about the transition from the front to the side of the stairs. Childs inquired if the bluestone stairs would be mortared. Bedrosian responded that they would be mortared.

Bedrosian stated that the concrete stairs were one monolithic block of concrete and that there was a joint in the landing area.

Steiner questioned whether what was being proposed was in keeping with the house.

Sternberg thought the proposed railings were too heavy and that they would detract from the entrance. Bedrosian reported that the railings would be 3" and the newel post would be 4."

Hecker thought the 1926 house concrete entrance was original. He concurred that concrete repair is difficult and it's difficult to maintain and match. He thought there were cementitious paints that would provide a satisfactory result. He suggested that the stairs and walls be repaired and painted. He suggested removing the railings and the rusted joints, and that new or the repaired wrought iron railings be shored up with and in the cement. He thought the results would be better and more secure than new wood ones. Bedrosian questioned the adherence and durability of the cementitious paint. He did not want it to deteriorate over time. Hecker mentioned that these new materials were used in museum restorations with good results and that he would forward the information on the materials. In addition, Hecker said that there were methods to shore up concrete. Bedrosian was concerned as cement is very difficult to maintain under New England weather conditions. Bedrosian was also concerned that the preserved concrete wouldn't match the foundation.

Steiner inquired if he knew how bluestone performed in the winter. Bedrosian did not know. Steiner preferred that he maintain the concrete stairs.

Vote: Sternberg moved to continue the item for next meeting, to allow the applicant to investigate alternative restoration methods. Hecker seconded the motion. The motion was unanimously **approved**.

Collins will provide Hecker with Bedrosian's email address so he may forward information on the cementitious paints and concrete restoration methods.

2. Public Hearing – 72 Mount Auburn – HDO-10-11- Certificate of Appropriateness for the installation of a business sign. Owner/Applicant: MedVadis Realty LLC

Egilius L. H. Spierings presented his proposal for a business sign.

Hecker suggested that the sign should not touch the window and door casings. He recommended that the sign be made smaller to feature the architectural detail. He proposed that the sign be centered on the window rail.

Steiner advised that the logo be increased to highlight the logo. He questioned the house number in the design. Spierings responded that the street number was included in the sign because he could not find polished chrome numbers. Hecker though he could provide Spierings with vendors of polish chrome numbers.

It was proposed that if no polished chrome numbers could be located, that the "72" be aligned with the "volunteer..." to improve the balance of the sign; that the size of the sign be decreased to allow a natural framing to the sign; that the sign be rectangular; and that the sign be centered on the window rail.

Vote: Sternberg moved to approve the Certificate of Appropriateness with the following conditions: if no polished chrome address numbers are found that "72" be aligned with "volunteer," that the size of the sign be decreased by 2" to 6," that the sign be rectangular, the sign will be centered on the meeting rail of the window. Hecker seconded the motion. The motion was unanimously **approved**.

Collins will provide Hecker with the applicant's email so he may forward information on hardware vendors.

**3. Public Hearing – 147 Mount Auburn – HDO-10-12 – Certificate of Appropriateness for the installation of an aluminum business sign.
Owner/Applicant: Antony and Helen Mirakian Trust/Eric Markanian**

The applicant failed to attend.

Vote: Sternberg moved to continue the item to the next meeting of October 27. Hecker seconded the motion. The motion was unanimously **approved**.

4. Minutes of July and August - Approved.

Meeting adjourned at 8:10pm

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