

Minutes

Historic District Commission

Wednesday, January 24, 2006

7:00p.m.

Lower Hearing Room

Members Present: Martocchia, Chairman

Steiner

Sternberg

Carter

Staff Present: Hayward, Collins

Public Present: See Attached Sign –In Form

- 1. Public Hearing Continuance – 271 Mount Auburn, Certificate of Appropriateness, HDO-06-10 replacement of front columns, railings to the East exit, garage doors, and windows, Lawrence and Christine Aufiero, owners.**

The applicant is considering using Alpine Environmental.

Windows: Steiner suggested J C Adams for wood windows at \$250 each. He extended his personal expertise to the applicant. Hayward provided examples of vendors of windows, garage doors and columns.

The applicant noted that the 2nd floor owner was waiting to see what is being approved for windows under this application before undergoing a window improvement project. Hayward informed that the 2nd floor needed to submit a separate application.

Vote: Sternberg moved to continue the public hearing on the replacement windows pending further information from the applicant to be submitted before the next meeting. Carter seconded the motion. The motion was unanimously **approved**.

Garage Doors: The applicant noted that the metal doors located on the garage belong to 271 Mount Auburn. The farm doors belong to 3 Lincoln Street.

When questioned about the type of material proposed for the garage doors, the applicant was not sure. Hayward noted that under the Alpine Environmental proposal they were steel overhead doors. Sternberg wanted to know the price differential between steel and wood.

Carter thought it would be nice if the barn doors could be replaced with in-kind; however she had no real issue if a change had to be made.

Vote: Martocchia moved to continue the public hearing on the garage door replacement pending further information from the applicant to be submitted before the next meeting. Sternberg seconded the motion. The motion was unanimously **approved**.

Columns: Martocchia noted that he understood that the columns were in tough shape. The applicant reported that they were infested by ants and termites and that they were rotting. Martocchia indicated that ice water gets into the cracks and distorts the wood. He felt that there was more value added by replacing the columns with wood ones.

The applicant noted that the columns on Mount Auburn Street belonged to the 271 Mount Auburn Unit, and the ones located on the Lincoln Street side belong to 3 Lincoln Street. She noted that the Lincoln Street columns had been painted 2 years ago and that the contractors informed them that they were disintegrating.

Martocchia indicated that if wood columns are maintained they can last forever. He indicated that fiberglass does weather. Sternberg felt that the 2nd floor columns should be considered under another application. Martocchia suggested that the property as a condo is governed by condominium trust papers. The applicant inquired whether the application could be changed from the Aufieros to the Condo Trust.

Hayward would gather more information on this. Steiner felt that 3 Lincoln should fill out an application for separate issues. He was concerned about overlapping the issues that have already been discussed.

Sternberg was in favor and preferred wood columns but would consider alternative materials. She encouraged the applicant to use wood.

Vote: Steiner moved to continue the public hearing on columns pending further information from the applicant to be submitted before the next meeting. Sternberg seconded the motion. The motion was unanimously **approved**.

Vent: The applicant noted that the vent that was approved with a Certificate of Appropriateness may need to be moved to a new location. She noted that Ed Dutkiewicz is losing his job within a month and he is trying to finish the job.

Vote: The HDC moved and approved to amend the Certificate of Appropriateness to allow the vent to be located to the Lincoln Street side of the property. The motion was unanimously **approved**.

Martocchia noted that 271 Mount Auburn was not the most significant structure and should be discussed accordingly.

2. December Minutes

The December Minutes were approved with minor edits. There was a discussion about how detailed the minutes should be. It was agreed that the present minutes were adequate.

There was a discussion about Certificate of Appropriateness and Certificate of Hardship and disagreements about what a hardship actually was.

Carter requested that the January Minutes reflect that she was unclear about which Certificate was approved for the ramp in the December Minutes. Carter wanted it noted in this month's meeting minutes.

Elections of Officers

For 2007, the following election results were:

Steiner – Chairman

Martocchia – Vice-Chairman

Sternberg – Secretary

4. Signage

Steiner wanted to talk with the Traffic Commission about proposed district signage.