

Historic District Commission
Wednesday, June 28, 2017
Philip Pane Lower Hearing Room

Members Present: Harvey Steiner, Linda Sternberg, John Hecker

Members Absent: N/A

Staff Present: Susan C. Jenness, Gideon Schreiber

Steiner chaired.

- 1. Public Hearing- Certificate of Appropriateness HDO-17-12 106 Mt. Auburn St. -**
for the installation of a new gas heating furnace for the building which includes installation of PVC exhaust pipes on the Palfrey St. side of the building, visible from the public way. Dino Tangredi, Owner, Joseph Prendergast, Applicant.

Joseph Prendergast appeared to present the project to the HDC. He explained that he has been hired to install a high efficiency gas heating system for the 1st floor tenants of the building. In order to complete this work, he explained that the system would need to be vented through the side wall of the building using PVC piping, on the Palfrey side of the building. He said that was the only location of the building where the venting could take place.

Steiner asked if he could use another material beside PVC. Prendergast explained that the manufacturer does not allow the use of other materials such as stainless steel.

Steiner asked if he could put something around the PVC to conceal it from view. Hecker suggested that some plantings could conceal the PVC from being seen. Prendergast agreed that he could conceal the pipes with some plantings.

Sternberg asked if Prendergast knew how far the plants would need to be away from the ventilation in order to remain healthy. Prendergast said that he could plant vegetation at 2 feet away which would keep them a safe enough distance from the exhaust.

Sternberg asked if they could vent through the chimney or the other side of the house.

Prendergast explained that he would not be able to vent the system through the chimney as the three flutes in the chimney were already operating. He said that it was not possible to vent to the other side of the building due to issues with maintaining the pitch.

Harvey explained that while he does not favor PVC as a material it is already in the Historic District

Prendergast mentioned that he could cover the pipe with insulation but that could appear more noticeably.

Sternberg asked about using cast iron.

Prendergast explained that it would absorb some of the heat before it got outside and the manufacturer does not allow for that.

Hecker said he would be inclined to go along with the project as proposed by Prendergast and to have plantings around the piping which has been painted to match the color of the house.

Motion: Sternberg made a motion to issue a Certificate of Appropriateness to allow the project to be installed with the PVC painted the exterior color of the house, and plantings screening the piping from the public way at a sufficient height to hide the pipes. Hecker seconded the motion.

Vote: A unanimous vote was reached on Sternberg's motion to issue a Certificate of Appropriateness to allow the project to be installed; with the PVC painted the exterior color of the house; with plantings to screen the piping from the public way at a sufficient height to hide the pipes.

Steiner explained that while the HDC approved the project, the applicant will still need a permit from the town, and also from Historic New England.

Motion: Sternberg made a motion amending the Certificate of Appropriateness requiring that the applicant first go to Historic New England to apply for authorization for the project, and if the opinion differs from the HDC, the decision of Historic New England supersedes the decision made by the HDC. Hecker seconded the motion.

Vote: A unanimous vote was reached to amend the Certificate of Appropriateness requiring that the applicant go to Historic New England first to apply for authorization for this project, and, if the opinion differs from the HDC, that decision supersedes the decision made by the HDC.

2. Certificate of Appropriateness Review and Discussion - HDC-14-13 106 Mt. Auburn St – Repair of rotted canopy over front porch Dino Tangredi, Owner

The owner, who was expected to appear for the previous public hearing, was not present.

A discussion was held among the HDC about the lack of follow up to correct the violation to the Certificate of Appropriateness- HDO 14-13 that was issued on October 29, 2014 to repair rotted wood canopy over the Mt. Auburn St. entrance of the building.

The HDC discussed issuing a time line to direct the owner of the property what must be done to resolve the violation that he was notified about in a letter sent by the Preservation Agent on January 8, 2016.

Hecker said that the owner had received a lot of support from the HDC, and that he had been given very specific details about how to execute the project.

Carissa Demore, the project manager for Historic New England who discovered the violation in the Historic District, was present for the meeting. She said that she had requested a full set of design plans from the owner of the house that showed use of the correct materials.

Demore said that she had sent him an email giving specific directions about what needed to be done to correct the violation which included a list of names of some contractors qualified to perform the scope of work in this case. Demore said she had copied Hayward on the email to update him on the status of the situation.

The HDC mapped out the following steps to correct the ordinance violation.

- a. The HDC will place the owner on the July 26, 2017 HDC Agenda to appear before the HDC and provide them with a status report in person at the meeting.
- b. The HDC will notify the owner by mailing him a letter about his appearance scheduled for the July 26, 2017 meeting. The letter will notify him that he is expected to appear with proof that he has hired a contractor and initiated the necessary steps involved in correcting the violation to the HD Ordinance prior to his appearance at the July meeting.
- c. The HDC ordered that they must be notified of an approved design by September, or else the town may begin imposing fines for this ongoing violation of the Historic District Ordinance #0-2002-16.

Steiner asked Schreiber to begin writing a letter to Tangredi and send him a copy by email so that they could collaborate together on some key issues relevant to the history of this situation.

Motion: Sternberg made a motion to adjourn the meeting at 7:45 PM. Hecker seconded the motion.

Vote: A unanimous vote was reached to adjourn the meeting.

The meeting was adjourned at 7:45 PM.