

HPC Tech Review Notes — 29 August 2023

Tech Review with Deborah Osepchuk, Scott Moyer, and Jeffery Rudell
110 Main Avenue (1975)

29 August 2023

Tech Review with Deborah Osepchuk, Scott Moyer, (Jeffery Rudell, recused from this application.)

Sigman, Regarding AC, Light fixtures, Railings, & Stairs

1.) Existing deteriorated rear wood deck to removed. Existing stairs and platform can be repaired.

Tech: The application narrative, the submitted plans, and photographs on file appear to conflict.

Tech recommends a site visit to clarify the existing conditions and to review the area of the proposed work. Heather: Please schedule a site visit.

2.) New Wood Steps, posts and handrails to installed at existing rear door due to removal of deck. All new work to match existing front porch.

Tech: Masonry steps are non-conforming. Steps attached to historic homes should be constructed of wood (or other conforming materials such as Azek). New steps (i.e., leading to the rear door) require a landing (usually 3' x 3' minimum) and may also require newels, newel caps, railings, balusters, wooden stair treads (or Aeritis), Azek stringers and risers. **Non-Conforming as submitted.** Also, addition of rear stairs may be conditional on the resolution of item 1, above.

3.) Extend existing fire stair, add 2-3 additional stairs to meet grade. Add new decorate newel post to match existing.

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Tech: The proposed addition of newels and newel caps as proposed do not appear to match the existing structure. Existing conditions must be inspected before Tech can determine whether these proposed additional stairs are permitted. **Incomplete pending site inspection.**

4.) Sconces to be installed at every rear facing exterior door on latch side of door where possible.

Tech: Please indicate the location of proposed light fixtures ("latch side of door where possible" is not sufficient.) Also, please submit a cat/cut of the proposed fixtures to be installed. (I.e., appropriate fixtures are usually low-wattage or single bulb sconces of a traditional shape. Shades are usually clear glass where low wattage incandescent bulbs are specified or frosted glass where brighter LED bulbs are specified. Zoning has a glare ordinance, so HPC advises applicants to be mindful of that when selecting fixtures and bulbs.)

5.) Stairs: White stringers and risers with grey treads to match front porch.

Tech: Please specify materials for treads and risers (i.e., Mahogany treads or Aeritis Treads, wood risers or Azek risers). Treads must be Tongue and Groove. Wood and synthetics (such as Azek) must be painted to approximate the look of historic wood materials. **Incomplete.**
