

GLOUCESTER HISTORIC DISTRICT COMMISSION

November 25, 2014
Conference Room, City Hall

Members Present: D. Porper, S. Miller, P. Shea, S. Goodick, R. Chandler, C. Nazarian

The meeting was called to order at 7:00 p.m. by Chairman Porper.

The Single Item on the agenda was a continuance regarding a petition for a Certificate of Appropriateness regarding the renovation of **48 Pleasant Street** (map 14 lot 20) into three condominium units by Foghorn Properties, Inc. Petitioner **Cynthia Bjorlie** was not present but was represented by **Architect J. Poore, P. Levasseur** and **A. Pew**.

D. Porper welcomed the Petitioner's representatives.

J. Poore presented color renderings showing multiple alterations and renovations to the existing structure including conversion to a 3 unit condominium, removing previous additions, adding a new rear addition and decks with dormers and garage plus numerous exterior alterations. He explained the location of the garages and described various aspects of the additions' design within the architectural context including a roof structure to house the elevator shaft that looks like a stucco chimney.

S. Goodick asks about the area of the elevator massing.

D. Porper suggests that it might be darker.

C. Nazarian suggests that it could be clad in copper and asks about the windows.

J. Poore notes that the façade windows will be restored and new windows will be Marvin Ultimates; some older windows will also receive storm windows.

R. Chandler objects to the garage volume at the side.

C. Nazarian asks if there is not one extra garage than required (1 space per unit).

J. Poore explains the need for 4 garage spaces.

D. Porper suggests large plantings to help camouflage the garage volume.

P. Shea notes that he likes the simple treatment of the decks & porches but suggests that clapboards might be used on the sides of the garage.

C. Nazarian suggests darker stucco for the garage sides.

S. Goodick prefers a masonry wall solution and asks if there could be fewer windows at the garage level.

R. Chandler notes that the garages appear to stick up too much.

C. Nazarian suggests that the extra brackets on the rear corner addition be removed because they compete visually with the larger existing brackets and quoins on the original house. He also suggests a dark color for the window muntins.

J. Poore explains the materials and colors using gray roofing shingles and painted Azek trim.

C. Nazarian suggests divided lights for the garage level windows that now have 1 light.

D. Porper comments that the overall design, with some minor modifications according the HDC's suggestions looks good with the exception of the height of the garage header trim, which makes the garages to prominent and not well-enough integrated into the design.

P. Shea moved that the Commission issue a Certificate of Appropriateness for the proposed renovation in the manner as-described, except the proposed garage addition, requesting that the header trim line be lowered, that the landscaping be raised, and that granite be used to better integrate the proposed garage with the house's granite foundation.

S. Goodick seconded the motion.

The motion was approved by unanimous vote of the members with no further discussion.

D. Porper notes that the Petitioner is to return on a continuance to address the exceptions before the Certificate of Appropriateness can be issued.

The meeting was adjourned at 7:48 p.m. by **Chairman Porper**.

Respectfully submitted,

Charles L. Nazarian

