

Gloucester Historic District Commission

A public hearing was held at 7:00 p.m. in the 3rd floor conference room at Gloucester City Hall on June 23, 2015 for the purpose of reviewing the application of Kirk Noyes/Widows Walk Condominium located at 35 Middle Street, Gloucester. (Map 7 Lot 84)

Present at this hearing were members Robb Chandler, Stephen Goodick, Steve Miller, Paul Shea, and new member Jessica Mulcahy.

Absent: David Porper, Charles Nazarian, Nancy Goodick

Proposed work for this site includes the following items:

1. Excavate to footings along the front of the building, install a French drain and run-off piping for rain leaders. Run drain lines to a new drywell under the parking lot paving.
2. Rebuild the bottom 3 feet of the front entry porch and bay windows.
(After stabilizing the front of the porch structure). Replicating the trim profiles) with Azek/Trek or similar product.
3. Replace pitched roof shingles with architectural style black shingles, including ice and water shield and copper edge flashing.
4. Install new aluminum gutters at the front porch to place rain leaders against the body of the building, and relocate two rain leaders to better align run-off with locations of new drainage inlets.
5. Replace two (2) (15X24) existing skylights on east facing roof with two (2) larger (30X42) operable Velux skylights.

6. Tuck point two existing chimneys' and replace lead step flashing withcopper.
7. Rebuild sairway foundation structure below front granite steps to re-establish step alignment.
8. Remove granite curbing at the property line, reuse curbing to establish an entry line into the parking lot, regrade entry to parking lot, repave parking lot and install a trench drain across the entry. Remove plantings directly in front of facades bay windows.
9. Demolish existing/deteriorated garage structure.

Nathaniel Mulcahy of 33 Middle Street, questioned the proposed demolition of the garage structure, and any possible rebuilding of the rear entrance to the building. Mr. Mulcahy also questioned the legal authority of Mr. Noyes to present the application to the Commission.

Upon discussion and motion by Mr. Chandler, seconded by Goodick, it was VOTED:

To issue the requested "Certificate of Appropriateness" for the work described in the application with the caveat that an Azek type material would be used for the gutters on the front entranceway and that either painted galvanized or copper downspouts could be used in conjunction with these gutters.

The Commission considered the deteriorated condition of the existing garage structure and determined that there was no historical significance to the structure that would preclude its demolition.

There being no further business, the meeting was adjourned

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Paul Shea, Clerk Pro Tern