

HISTORIC DISTRICT COMMISSION
9 November 2010
Conference Room, City Hall

Members present: R. Burke, N. Goodick, R. D. Porper, P. Shea

Chairman Porper called the meeting to order at 7:03 o'clock P.M.

The first item on the agenda was the application of Foghorn Properties, 63 Middle Street, Map 7, Lot 65 requesting a Certificate of Appropriateness for the replacement of six single glazed, six over six, double hung windows on the first floor of the Center Street side of the building. John Bjoerlie and Andrew Stevens appeared for the applicant.

Mr. Stevens explained that the applicant wished to maintain the architectural and historical integrity of the property and therefore wanted the replacement windows to match the original windows in material, style and location. The reason for the request was that the applicant is currently upgrading the interior of the building in order to bring it up to meet current requirements of the new energy code. Mr. Stevens also explained the energy statistics of the proposed replacement windows. Mr. Porper pointed out that the concern of the Commission is one of design. To that end, Mr. Burke asked about the band molding around the original windows, the thickness of the sill and the outside mullions and the fact that the sample shown had no shadow bars. Mr. Stevens assured the Commission that the existing band molding would be replicated, that the sill would be historically correct, and that there would be shadow bars between the inside of the window and the outside. Mr. Porper asked if there was any further discussion. Since there was none, the following motion was proposed by Mr. Shea:

That a Certificate of Appropriateness be granted to Foghorn Properties, 63 Middle Street, Map 7, Lot 6 to allow the replacement of six (6) windows on the Center Street side of the building in accordance with the papers filed with its Application, with the further provisos that they be placed in exactly the same locations as the existing windows, that they match the size of the original windows, that the original band molding be matched, that the sill be historically accurate and match the existing sills on the building and that there be shadow bars in all of the windows.

Mr. Porper then asked for the vote of the Commission.

The motion carried unanimously.

The second item on the agenda was the application of Gloucester Development Team, Inc. for the property at 10 Dale Avenue, Map 14, Lot 29. Kirk Noyes appeared for the Applicant.

Mr. Noyes' presentation included an extensive explanation of the approximately 6.3 million dollar renovation of the building know as Central grammar Apartments, which Mr. Noyes pointed out was on the National Historic Register and also subject to review by the Federal government, the National Park Service and the Massachusetts Historic Commission.

The scope of the work included the replacement of all windows with historically accurate wood windows, replacement of exterior wood doors with appropriately accurate fiberglass doors, replacing the copper cresting on the roof with color impregnated fiberglass replicas to match the existing, repointing the brick work with appropriately colored mortar, the construction of a new

tool shed/emergency generator structure in the rear yard, the redesign of the rear entry of the building with and enclosed pergola, the installation of operable sky lights on the fifth floor roof for improved ventilation, replacing deteriorating steel gates with steel replicas, and the replacement of existing exterior light fixtures in order to make them more historically accurate. Mr. Noyes explained that the windows would be wood true divided lights with an exterior tempered glass storm panel and the mechanical operating system would allow the windows to open and close more easily given their large size.

Mr. Noyes nearly twenty page submission to the Commission went into great detail regarding the scope of the proposed work to be done. That submission is included by reference in the minutes of this meeting. Given the scope of that presentation, the Commission was comfortable with the thoroughness of the application. The chair then entertained a motion regarding the Application which motion was proposed by Mr. Shea as follows:

That a Certificate of Appropriateness be issued to Gloucester Development Team, Inc. for the property located at 10 Dale Avenue, Map 14 Lot 29, as follows:

- 1. To construct a new tool shed/emergency generator structure**
- 2. To construct a new rear entrance covered walkway**
- 3. To replace the existing deteriorating black metal gates with appropriate metal replicas**
- 4. To replace the existing windows with historically accurate wood true divided light, with exterior tempered glass energy panels**
- 5. To replace deteriorated non slate roofing, snow guards, and copper cresting with a color impregnated fiberglass replica**
- 6. To install requested sky lights**
- 7. To replace existing first floor wood entry doors with fiberglass replicas**

Mr. Porper asked if there was any further discussion regarding the motion. There being none, he then asked for a vote.

The motion was carried unanimously.

The third item on the agenda was the application of Trinity Congregational Church, 70 Middle Street, Map 15 Lot 17 for a Certificate of Appropriateness to construct a new exterior handicapped access to the Church. Appearing for the Applicant was Robert Gulla, A.I.A.

Mr. Gulla explained that the existing structure, although the rear entrance to the building, was actually the main point of entry because of the parking lot. The current handicapped lift, which is located in the area under consideration only allows access to the lower level of the Church and not to the sanctuary. He stated further that the constraints of the lift require the headroom, which necessitated the design of the roof as shown on the submitted drawings. Mr. Gulla stated that the proposed addition would be designed to compliment the character of the existing structure, including doors, windows and columns.

Mr. Porper asked if there was any further discussion regarding the proposed renovation. There being none, the Chair entertained a motion, made by Mr. Shea as follows:

That a Certificate of Appropriateness be issued to Trinity Congregational Church to allow the reworking of the current elevator entrance on the west side of the building to include all of the changes as shown on the plans submitted to the Commission with the Church's application.

Mr. Porper asked if there was any discussion regarding the motion. There being none, he then asked for a vote.

The motion carried unanimously.

The meeting was adjourned at 9:15 o'clock P.M.

Respectfully submitted

Robert H. Burke
Secretary