

GLOUCESTER HISTORIC DISTRICT COMMISSION

October 11th, 2011

Conference Room, City Hall

Members Present: D. Porper, Chair, R. Pino, P. Shea, C. Nazarian

The meeting was called to order at 7:03 o'clock PM by Chairman Porper.

First item on the agenda was 65 & 69 Main Street, Map 7, lots 32 & 33, Carmella LLC., to replace windows (wood/vinyl) with vinyl and wooden window trim and to repair existing masonry around windows. The owner, Michael A. Fonzo was present with co-applicant Daniel DiLullo of DiLullo Associates, Inc. of Melrose, MA. Also present for the applicants was Casey Harrison, a finish carpenter with CBC Construction, who had previously done some window replacements on the property.

The Commission members were shown pictures of dark green replacement windows that were previously installed on the back side of the building above the Dog Bar façade that appeared to be a good match to the older windows on the Main Street façade. We were also shown pictures of the existing windows on other fronts of the buildings that differ in color, fit to the masonry and patterns of divided lights.

It was explained that the store-front windows were in good shape and would not be replaced; only the upper storey windows were of concern. Previous treatments of the arched upper windows, wide trim in some places, and masonry concerns were described. In general, the applicant proposes to fit the new windows better to the masonry openings and preserve the masonry surrounds as-needed.

We were shown two sample windows. One was an aluminum-clad Harvey replacement window with a grill to simulate divided lights between the panes of glass. After brief discussion led by P. Shea, all members of the Commission rejected this type of window as inappropriate.

The second was a fiberglass-clad Pella window with fixed exterior and interior muntins to form simulated divided lights. The Commission agreed these would be appropriate, especially for the windows other than the dark green units on the Dog Bar building. C. Nazarian noted that he had visited the site and thought that the muntins of the dark green windows (both original and replacement) were lighter in scale than the Pella unit type, perhaps due to the numerous divided lights.

The applicant noted that the previously-replaced dark green windows were Harvey units. However it appears that, unlike the Harvey sample, they have historically-appropriate fixed exterior and exterior muntins. Several Commission members expressed an interest in seeing these new windows in place. Mr. Fonzo extended an invitation to visit the buildings, noting that they are on the National Historic Register.

C. Nazarian suggested that they also consider the Marvin tilt-pac replacement windows but the applicant noted that they had had a less than perfect experience with them across the street.

There was a discussion about the arched wood areas above the green windows on the Main Street façade. The applicant noted that these areas would be preserved with the same appearance in wood.

There was a discussion about matching existing windows colors, whether custom colors were required, and about the relative the cost of the various types of windows. Chairman Porper noted that he would prefer the high-quality Pella type of unit in the standard cream-white color to a cheaper window matched in a custom color to the slightly-yellow color of some of the existing windows. Other members concurred and it was suggested that the applicant study the pricing of window units the Commission indicated would be appropriate. The applicant agreed to this plan.

R. Pino noted that he would like to see the actual windows to be used and suggested a continuance to the next meeting. There was a discussion of when some members might visit the buildings to the previously-installed dark green replacement windows.

P. Shea moved to continue the matter, C. Nazarian seconded, and the motion was adopted unanimously.

Due to the travel schedules of two members it was suggested that the next meeting be held on Wednesday, October 26, if a room was available. Chairman Porper agreed to look into this and to contact all the Commission members.

Second item on the agenda was 26 Pleasant Street, Map 14, lot 15, Cape Ann Museum, to modify a previously approved project by changing a portion of the parking lot surface material.

Chairman Porper abstained from the discussion since he is board member of the Museum. P. Shea took over duties of the Chair.

John D. Cunningham, III represented the Museum and explained the concerns noted in his application letter as follows. The previously-accepted paving material consisting of granite or brown stone chips imbedded in asphalt will not comply with Architectural Access Board Regulations in two ways: (a) the material does not provide a uniform hard-packed surface and (b) the loose material does not allow painting of permanent lane markers and handicap markings. Also of concern, winter plowing and vehicular traffic will loosen the chips that will eventually migrate to the adjacent sidewalk and street.

The New Proposal is to eliminate the use of stone chips and to use granite pavers in double courses to delineate regular and handicap parking spaces. The Commission was shown a color rendering by the architect of how this would appear.

P. Shea polled the Commission with the question of whether we would consider this a significant change. After a brief discussion C. Nazarian, R. Pino and P. Shea agreed that it was not.

There was a brief discussion about how the granite pavers would be installed to the asphalt (macadam) surface. Mr. Cunningham noted that, after paving, the asphalt would be cut to the width of the double courses and the pavers would be installed flush to the surface, resting upon the crushed-stone substrate.

A former Commission member, R. Burke, was present and asked if the architect had considered the effects of the freeze-thaw cycle on the stability of the imbedded granite pavers and the longevity of the asphalt. Mr. Cunningham agreed that he should look into this matter.

R. Pino moved to accept the proposed change by the applicant, C. Nazarian seconded, and the motion was adopted unanimously.

The meeting was adjourned at 8:05 o'clock PM by Chairman Porper.

Respectfully submitted,

Charles L. Nazarian
Secretary