



MEETING NUMBER 5 MINUTES

Project: Gloucester City Hall Exterior Restoration
Gloucester, MA

Date of Meeting: August 29, 2011 (revised per Commission request on 9/6/11)

Attendees: Maggie Rosa, J.J. Bell, Bill Sanborn, Steve Dexter, Craig Herrmann, Steve Pardee
– City Hall Restoration Commission
Jim Hafey, Mark Cole – DPW
James Duggan – Office of the Mayor (for part of the meeting)
Wendall Kalsow, Doug Manley – MK&A

Distribution: Restoration Commission, MKA Team, A. MacLeod

Meeting Summary

Item	Date	Subject	Responsibility
5.1	8/29/11	Agenda 1. Update on issues for the benefit of DPW and Mayor’s Office	
5.2	8/29/11	Update on Chimney Status <ul style="list-style-type: none"> • As part of the emergency preparedness for Hurricane Irene, Mayor Kirk directed DPW to demo the 2 east chimneys down to the roof flashing line. Bricks from the chimneys were removed on 8/26 and are presently stacked on site. • Attendees discussed the next steps, given that the boilers will have to provide heat about 6 weeks from now. Discussions weighed the need to quickly rebuild a code compliant means to vent the boiler, while hoping not to do work that may not be suitable for a future heating system. • Proposed changes to the chimney will need to be reviewed by MHC due to the preservation restriction. MK&A’s opinion was that since the chimneys are not on a prominent façade, are not ornate, and that there is no photographic evidence of them being original, that MHC may permit the city to do what is best for the overall preservation of the building. • Whatever approach is taken to the boiler vent, the toilet room exhaust must be separated from the boiler. DPW has 	

		<p>reviewed the toilet exhaust issue, and has an approach in mind for solving this. The location and means for exhaust duct to terminate at the building exterior will need to be part of the MHC review.</p> <ul style="list-style-type: none"> • B. Sanborn moved, and C. Herrmann seconded a motion to direct MK&A to provide a cost proposal at the next meeting to have a mechanical engineer and structural engineer review and make recommendations for chimney repair or replacement, and to have Boston Chimney and Tower provide an inspection and assessment of existing conditions. The motion was unanimously approved. • J.J. Bell expressed the opinion that the CPC would support funding chimney work as part of the exterior restoration, but that boiler and vent repair work was beyond the intent of the CPC funding decision. 	MK&A
5.3	8/29/11	<p>The need to provide accessibility</p> <ul style="list-style-type: none"> • MK&A reviewed the MAAB regulations, and the 3 thresholds of cost of construction or restoration work vs assessed value. Since the proposed scope of exterior restoration exceeds 30% of the building's assessed value, the entire building will need to be made accessible. • B. Sanborn indicated that he, in his role of building inspector, would need to have confirmation that the MAAB rules and regulations for accessibility will be addressed or have variances in place before a building permit could be issued. • MK&A discussed the 2-tiered approach of those compliance items to be addressed now by city forces or as part of the project. In addition, there are items for which a time extension variance might be requested, and those for which a variance would be requested. The goal will be to have Commission and city concurrence on an approach prior to opening informal discussions with the executive director of the MAAB. 	
5.4	8/29/11	<p>Accessibility Work Possible by City Forces</p> <ul style="list-style-type: none"> • MK&A presented a list of accessibility compliance tasks that could feasibly be accomplished by city forces. This list included door thresholds, door hardware, transaction counters, railings, elevator indicators and controls, alarm indicators, signage. • J. Hafey will review this list further and confirm items that DPW can accomplish. • B. Sanborn reported that he has looked into the possibility of grant money, and there may be some available. He will 	<p>J. Hafey</p> <p>B.</p>

		continue to pursue.	Samborn
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5.5	8/29/11	<p>Ramp for South Entry</p> <ul style="list-style-type: none"> • MK&A reported that they had made progress with site measurements and showed 4 schemes in addition to a scheme developed by Craig Herrmann for proposed access to the South Entry. MK&A favors a ramp to the lower level that begins next to the existing south steps. MK&A feels this has less visual impact on the building, utilizes an areaway that already exists, is in a location that could provide convenient access to off-street van accessible parking, and requires less travel length than going up to the first floor. MK&A's code consultant, Rolf Jensen and Associates has reviewed the schemes, and also favors this scheme. • The overall strategy for providing accessibility would propose making the north door for egress use only, and it would not be a public entry. • Discussions concluded that some on the Commission feel that an accessibility scheme should bring people to the first floor. Some view the required rearrangement of the Assessor's Department as negative. Some feel that the visual impact on the building is a top priority and that the scheme to the lower level best addresses this. • There is not clear agreement on a particular preferred scheme at this time. More importantly the Commission agrees that an accessible entrance needs to be provided, but that there is not current funding available for it, so it needs to be an item presented to the MAAB for a possible time extension variance. • DPW agreed to present the accessibility strategy to the city administration for review, to hopefully gain their support. 	<p>MKA</p> <p>DPW</p>
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5.6	8/29/11	<p>Upcoming meetings</p> <ul style="list-style-type: none"> • Next meeting will be Tuesday, September 6, at 10:00 AM 	Record
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Please review minutes. These minutes are accepted as accurate and complete unless corrections and/or additions are received within 72 hours of issue.