

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

APRIL 7, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Robyn Conroy
Devon Kurtz
Cheryll Holley, Alternate
Karl Bjork, Alternate

Commission Members Absent: Randolph Bloom, Clerk

Staff Members Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Deborah Steele, Division of Planning & Regulatory Services

Approval of the Minutes: March 17, 2016

Upon a motion the Commission voted 5-0 to approve the minutes of March 17, 2016 with one edit.

NEW BUSINESS

1. 39 Irving Street – HC-2016-022

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: GVF122, LLC
Present Use: Lodging House
Year Built: 1888 (fka Helen B. Himelman Lodging House) - Rosemont
Historic Status: MACRIS Listed, Part of the Crown Hill Local Historic District
Petition Purpose: Work on Building Awning

George Valeri and Bob from Capstone General Contracting appeared on behalf of the application.

Mr. Valeri stated that they would like to install two awnings with Sunbrella Fabric in the color of Royal Navy and that no material would need to be removed from the building in order to install the awnings.

Chair Shveda asked if the awnings would be aluminum tubed framed with the fabric awning stretch over it. Bob stated yes.

Chair Shveda asked how the aluminum frames were attached to the building. Bob stated that they will use the existing holes from the previous awnings.

Vice-Chair McCann stated that they would just ask that in the event that they are unable to use the existing holes that they try to affix in a mortar joint as opposed to in the masonry.

The Commission stated that as no material was being removed from the building the Building Demolition Delay Waiver would not be needed.

Upon a motion by Vice-Chair McCann, and seconded by Commissioner Bjork, the Commission voted 6-0 that the installation of two awnings with Sunbrella Fabric in the color of Royal Navy is compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure and also voted 5-0 to approve a Certificate of Appropriateness.

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness received March 18, 2016 and dated March 18, 2016.

2. 20 Dix Street – HC-2016-018

Petition:	Building Demolition Delay Waiver
Petitioner:	Pristine Realty, LLC
Present Use:	Two Family Residence
Year Built:	1880
Historic Status:	MACRIS Listed and part of the Goulding Plot Area
Petition Purpose:	Remove and replace existing porch

Kenneth Davis and Armand Belanger appeared on behalf of the application.

Mr. Davis stated that since the front porch is in bad shape, they would like to replace it with pressure treated decking.

Chair Shveda stated that from the photos it appears that the home has been altered quite a bit and he asked if the work also included the entire porch, the roof, the support column, the framing and the deck. Mr. Davis replied yes and stated that everything will be done to code.

Vice-Chair McCann asked if Code has asked the application to attach railings. Mr. Davis stated that most likely they will be requested to do that.

Vice-Chair McCann asked how the railings would be attached if the applicant is required to install. Mr. Belanger stated that due to the porch being pressure treated, they would just use the regular square posts.

Vice-Chair McCann asked if a vinyl product would be used and Mr. Belanger responded no.

Vice-Chair McCann asked if the supports would just be plain 4x4. Mr. Belanger stated yes but they could paint if they are required too. Vice-Chair McCann stated that they can recommend but not require applicant to do that.

Chair Shveda asked if the two pieces of scroll work on either end would be maintained as that looks original. Mr. Davis stated that it would.

Vice-Chair McCann asked if the roof-line would remain and Mr. Davis stated that it would.

Chair Shveda stated that for the support columns it would be nice to maintain a more finished look.

Vice-Chair McCann asked if the applicant plans to finish the underside of the porch with a trellis or lattice. Mr. Belanger stated probably a lattice.

Chair Shveda suggested that if the applicant needs to place a column to the right of the stair that they think about doing a matching column at the other end.

Vice-Chair McCann stated that he had no problem with the petition as the applicant is replacing a lot of non-original material and the only thing original is the scale, shape and size of the porch including the roof and they are replicating that.

Upon a motion by Commissioner Conroy, and seconded by Commissioner Kurtz, the Worcester Historical Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received March 15, 2106 and dated March 15, 2016.

3. 27 Dix Street – HC-2016-019

Petition: Building Demolition Delay Waiver
Petitioner: Pristine Realty, LLC
Present Use: Multi Unit Apartment
Year Built: 1880
Historic Status: MACRIS Listed- fka James A Norcross House
Petition Purpose: Remove and replace roof

Kenneth Davis and Armand Belanger appeared on behalf of the application.

Mr. Davis stated that they need to replace the roof since it is in bad shape.

Vice-Chair McCann asked if it was currently an asphalt shingle roof and Mr. Belanger stated that it was about four layers of it and that it is leaking.

Vice-Chair McCann asked if any work would be done to the fascia. Mr. Belanger stated that the fascia is currently wrapped and he would not know if they need to do work until they take the roof off.

Vice-Chair McCann asked if the chimney would be re-flashed. Mr. Davis stated that there is no longer a chimney on the home.

Mr. Davis stated that they are looking at doing some gutters in the back area of the home. Chair Shveda stated that some type of a roof over the door would probably be best option and as that is an addition would not need to come before Historical Commission.

Mr. Rolle stated that if the addition was flagged by Inspectional Services, then the applicant may have to come back before the Commission but the addition would not be under the Commission's purview. However, if it connects to the building, it could potentially be under the Commission's purview so it up to Commission to determine whether it is just minor work.

Chair Shveda stated that he had no problem with considering it and doesn't think they would ask applicant to come back as it is a minor addition to the structure and it up to the applicant if they want to do that addition.

Upon a motion by Commissioner Conroy, and seconded by Commissioner Holley, the Worcester Historical Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received March 15, 2016 and dated March 15, 2016.

4. 33 Euclid Avenue – HC-2016-015

Petition: Building Demolition Delay Waiver
Petitioner: Michael LaChance
Present Use: Three Family Residence
Year Built: 1922
Historic Status: MACRIS Listed, NRD (National Register District), NRMRA (National Register Multiple Resource Area) (fka) McMahan Three Decker
Petition Purpose: Brace Roof & Remove all porches and rebuild first floor porch and stairs only

Michael LaChance appeared on behalf of the application.

Mr. LaChance stated that the front porches are not safe and he wants to shore up the roof line with a 4x6, tear the rest of them down and rebuild the first floor porch with a landing and a new set of stairs. He stated that here the doors are on the second and third floors and he would replace them with windows.

Chair Shveda stated that this is a difficult application as the Commission does not want to see the removal of porches on three deckers. Mr. LaChance stated that it can be done and look decent and be safer than what is there now.

Chair Shveda asked the cost to rebuild the deck. Mr. LaChance stated between \$14,000 and \$16,000. Chair Shveda asked as follow up how much would the cost be for what is being presented tonight. Mr. LaChance stated between \$4,000 and \$5,000.

Chair Shveda asked if the property was an income property and how many units were in the property and the rents. Mr. LaChance stated it was and there are three units that rent for \$875, \$875 and \$850.

Mr. LaChance asked what would the Commission find acceptable and Vice-Chair McCann stated maintaining what is there.

Commissioner Conroy stated the porches are the main architectural feature of the three decker.

Commissioner Bjork stated that he could not envision how removing the two top porches would enhance the property and it would seem that an attractive porch would be a plus to the property.

Vice-Chair McCann stated that what is proposed would completely change the look of the property and he knows the cost would be more but doesn't think it be so detrimental to maintain the property and ultimately the owner would wind up with a better property and would keep the neighborhood economically viable and the Commission is trying to maintain the details of these properties.

Mr. LaChance asked if he could rebuild the second floor with pressure treated wood or would the Commission want to see vinyl.

Vice-Chair McCann asked if the applicant was asking if the Commission would approve if it was all pressure treated decking and supports and done to code and stated that the Commission could review that. He didn't think the Commission would need to see renderings because they are not asking the applicant to replicate something historical just to maintain in current code compliant fashion the three porches in any form necessary and that it have supports, wood decking and a wood railing and that would be the guideline they would follow if the applicant was willing to submit it to them for a vote.

Mr. LaChance stated that he would be fine with that. Commissioner Conroy and Commissioner Kurtz stated as long as the porches remain that would suffice.

Charles Wilmont stated that the section of Vernon Hill is nice looking and in the end the difference in price is worth the additional effort.

Chair Shveda stated he like to thank the applicant for working with the Commission.

Upon a motion by Vice-Chair McCann, and seconded by Commissioner Conroy, the Worcester Historical Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved with the condition that the rebuilt porches on the first, second and third are done with pressure treated decking and lumber.

Exhibit A: Application for Building Demolition Delay Waiver received March 10, 2016 and dated March 9, 2016.

5. 24 Hollywood Street – HC-2016-017

Petition:	Building Demolition Delay Waiver
Petitioner:	Wallachia LLC
Present Use:	Three Family Apartment Building
Year Built:	1900
Historic Status:	MACRIS Listed (fka) H. Hopkins House

Petition Purpose:

- Repair siding
- Remove and replace windows
- Consolidate foundation
- Repair existing door
- Rebuild back deck/porch
- Repoint chimney
- Remove and replace shingles

Daniel Stors and Charles Wilmont appeared on behalf of the petition.

Mr. Stors stated that a lot of the features are original to the house but the house is in bad shape and the intention is to restore the home to original condition except they would like to replace windows with vinyl instead of wood but everything else they would repair with like material and bring it as close as possible to the original look.

Mr. Wilmont stated the existing windows are single pane and are about 30 years old and are in very poor condition and inoperable and not energy efficient and they want to match the grid pattern with similar and with the rounded window on the top center they would like to try replicate the top arch with a vinyl window beneath it. He stated that there are also a number of fixed windows and they will be covered with a clear plexi-glass.

Mr. Wilmont stated that the current top window is a two piece window and the manufacturer will give them a fixed arch and the bottom part that is square. Vice-Chair McCann asked if the manufacturer would replicate that arch in vinyl. Mr. Wilmont stated that it would be vinyl and it a double hung window with a separate portion over it.

Chair Shveda asked about the two side lights. Mr. Wilmont stated they are operating and easier to restore them.

Chair Shveda asked about refurbishing the middle window. Mr. Wilmont stated that window was too far gone.

Vice-Chair McCann asked if remainder of the windows on the property were a double hung window and was the applicant planning to replace with an Anderson product. Mr. Stors stated yes and showed a product sample from the 1500 series.

Vice-Chair McCann asked what would be the color of the windows. Mr. Stors stated that the color options are white and off white and they will probably go with the off white option.

Mr. Wilmont stated of the four peaks the clapboards and the crown molding may need to be replaced. Vice-Chair Shveda asked if they would be replaced with the same profile. Mr. Wilmont stated that going around the house the only difference you would see is on the left hand side of the house there is a steel door with lights put on it and there is a third porch on the rear of the house and that a wooden door has failed and that will be replaced with a nine light door and there is a porch above that and they will try to maintain the existing wood door so the outside of the house will have no noticeable changes except those two steel doors. Vice-Chair McCann pointed out that the doors weren't original.

Mr. Wilmont stated that there is an exterior foundation repair and they spoke with Inspectional Services and it had to be fixed to make home structurally sound. He stated that on the small back

porch there is a small landing and the roof over it will remain and the porch base will be replaced and the main front stairs will be replaced. He stated that there is also a concealed porch which will be replaced to match the design of the existing one.

Chair Shveda stated that with the roof replacement they would not have any issue with that and stated that he is willing to give latitude on the window replacement given the fact that applicant is willing to save the significantly architecturally significant windows and the applicant does not plan to vinyl the home.

Commissioner Conroy stated that she hated to see the windows go but considering the fact that the applicant is willing to maintain rest of home she does not have problem with the petition.

Commissioner Holley stated that she loves the house and is glad that the applicant is restoring it.

Upon a motion by Vice-Chair McCann, and seconded by Commissioner Bjork, the Worcester Historical Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received March 11, 2016 and dated March 9, 2016.

6. 68 Gardner Street – HC-2016-021

Petition: Building Demolition Delay Waiver

Petitioner: 68 Gardner Street LLC

Present Use: Industrial Building

Year Built: 1900

Historic Status: MACRIS Listed

Petition Purpose: Demolish Building

No one appeared for item.

Upon a motion Vice-Chair McCann, and seconded by Commissioner Bjork, the Commission voted 5-1 (Commissioner Holley voting against) to postpone the item until the April 28, 2016 Historical Commission meeting.

Julie Darwin spoke in opposition to application and stated that she took the time to show up at the meeting and the applicant did not appear for the meeting. She implored the Commission not to approve the demolition as not all options have been explored and the application states that the Fire Department and Inspectional Services have ordered building demolished and she had contacted Mr. Rolle who stated that he had checked with those departments and the building is in bad shape but they have not ordered it demolished.

Ms. Darwin stated that the site could be redeveloped and presented a study from WPI on how the building could be saved. She also stated that it also looks from the application that the applicant wants to demolish Tainter Road and that is Worcester's only full cobblestone road.

The Commission thanked Ms. Darwin for her comments and stated that they would review the study provided.

Exhibit A: Application for Building Demolition Delay Waiver received March 18, 2016 and dated March 15, 2016.

Exhibit B: WPI study received by Ms. Darwin at the April 7, 2016 Historical Commission meeting.

7. Preservation Plan Update

Mr. Rolle stated that a public workshop date will be scheduled for May 4, 2016 in City Hall and that he would follow up with details and exact time of workshop at next meeting.

8. Communications

- a. Communication from Tremont Preservation Services LLC, re: Request for Letter of Support, 45 Grand Street – Royal Worcester Corset Company received electronically March 17, 2016.

Upon a motion by Chair Shveda and seconded by Commissioner Bjork the Commission voted 6-0 to issue a Letter of Support.

- b. Communication from CBRE, re: Section 106 outreach-8 Grafton Street received March 18, 2016 and dated March 16, 2016.

No comment.

- c. Communication from FCC, re: 8 Grafton Street, Section 106 filing received March 28, 2016 and dated March 23, 2016.

No comment.

- d. Communication from Massachusetts Historical Commission re: 52 High Street received March 10, 2016 and dated March 8, 2016.

No comment.

- e. Communication from Massachusetts Historical Commission re: Grafton Street School House received March 10, 2016 and dated March 7, 2016.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 6-0 to request staff submit the minutes and decision to Massachusetts Historical Commission regarding this project.

- f. Communication from Massachusetts Historical Commission, re: Survey and Planning Grant received March 18, 2016 and dated March 16, 2016.

No comment.

- g. Communication from Epsilon Associates, Inc., re: WPI Foisie Innovation Studio received March 4, 2016 and dated March 1, 2016.

No comment.

ADJOURNMENT

Upon a motion the Commission adjourned the meeting at 7:34 p.m.